

PP

APPROVAL RECORD

# Planning Permission

Thoothukkudi  
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**

ISSUING AUTHORITY  
**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



**District Town and Country Planning – Thoothukudi District**

**106J-37, Millerpuram 2nd Street, (Near Vikasa School)**

**Thoothukudi-636 008**

**Online Building Plan Application – Planning Permission**

**ROC NO: SWP/BPA/444050/2025**

**Date:12.02.2025**

**Subject-**

**Commercial Building (Business office Building)**– Thoothukudi District Town and Country Planning –Thoothukudi District - Thoothukudi Taluk – Thoothukudi Local Planning Area – – After Demolition in the Existing Building at ward -2 ,Block- 34A T.S.No. 3762/11 - Site Extent of 449.10 sq.m – Proposed FSI area 822.66 sq.m - proposed Construction of **Commercial Building (Business office Building)** – Planning Permission Issued - Forwarded for Further Action - Regarding.

1. Thiru K Selvakumaran Online Application Reference No. **SWP/BPA/444050/2025** , Dated: 16.01.2025.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
4. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021
5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
6. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
8. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
13. District Fire Officer, Fire & Rescue Services, Thoothukudi L Dis No 439/A /2024, Dated:22.01.2025.
14. Government Order No: 102, Housing and Urban Development Department,

dated: 05.07.2018.

15. Demand payment Request letter dated: 07/02/2025.

16. Thiru K Selvakumaran, Demand Remittance Letter Dated: 08.02.2025.

17. LPA Resolution NO.12, Dated 15.11.2022.

With reference to the 1<sup>st</sup> Cited letter, the applicant Thiru K Selvakumaran has requested for the approval of **Business Office Building**— at Thoothukudi District, Thoothukudi Taluk, Thoothukudi Local Planning Area, After Demolition in the Existing Building at ward -2, Block- 34A T.S.No. 3762/11 - Site Extent of 449.10 sq.m – Proposed FSI area 822.66 sq.m - proposed Construction of **Commercial Building (Business office Building)**). The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **PLANNING PERMISSION is issued and Numbered as SWP/THOOTHUKUDI/B.P. A/A. D/D.T.C. P No. 15 /2025 (SWP/TUTY) from 12.02.2025 to 11.2.2033.**

The area statement for the Proposed Business Office Building is as below.

Area of the Site – 449.10.00 Sq. m.

**FSI 1.855 < 2**

**Area of the Proposed Business office Building**

| Floor detail                | FSI Area in S.qm | Non FSI Area in S.qm | Total Built up Area in Sqm. |
|-----------------------------|------------------|----------------------|-----------------------------|
| Stilt Floor ( Parking use ) | ----             | 274.22               | 274.22                      |
| First Floor (office use)    | 274.22           | ----                 | 274.22                      |
| Second Floor (office use)   | 274.22           | ----                 | 274.22                      |
| Third Floor (office use)    | 274.22           | ----                 | 274.22                      |
| Head Room                   | ----             | 30.41                | 30.41                       |
| <b>Total</b>                | <b>822.66</b>    | <b>304.63</b>        | <b>1127.29</b>              |

**The Technical Clearance & Planning Permission issued with the following Special and General Conditions:**

**Special Conditions:**

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and

adequacy of the foundation.

2. Conditions stipulated in the No Objection Certificates obtained from the Central and State Government Departments must be fulfilled scrupulously.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). Planning Permission is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction as prescribed TNCD & BR,2019.
4. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
5. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this Technical Clearance and Planning Permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant was verified for the applicant's entitlement to develop in the site.
6. If any person wishes to purchase the property, he/she must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
7. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
8. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director of Town and Country Planning Department has not Legally certified the

title to the ownership by granting technical clearance. Before issuing Technical Clearance ensured the primary development rights of the applicant by verifying documents. (lease deed, sale deed, gift deed, etc.).

9. G.O.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulations should be followed.
10. As per G.O.No.18 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction, FSI and Setbacks should be Retained as per Approved Drawing.
11. Government Registered Electrical Contractor must be employed for wiring works during construction.
12. Ref No.14 District Officer Thoothukudi Fire and Recuse Services Issued terms and Condition to be Followed and Local Body Should monitor these before giving Final Approval.

#### **General Conditions**

1. As per TNCD & BR,2019, Rule 44(1)(a)(ii)(h)(2) Solar water heating system and solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without getting prior permission from this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & 16, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.

7. Fire rescue equipment should be provided as per Rules.
8. As per G.O. No. 341 MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. Setbacks should be Retained as per Approval Drawing.
11. If any court case would be pending with reference to this proposal, the Planning Permission Issued would be treated as INVALID Enforcement Action Under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner.
12. The Commissioner Thoothukudi has to ensure if the construction is done with Additional / Deviation to the approved plan before Levy of the applicable Taxes.

**The following fee and charges were collected:**

|                                    |                                   |
|------------------------------------|-----------------------------------|
| Scrutiny Charge                    | -Rs. 2929.00 Dated: 16.01.2025.   |
| C.C Charge                         | Rs. 12141.00 Dated: 08.02.2025.   |
| Centage Charge for Building        | -Rs. 1500.00, Dated: 08.02.2025.  |
| Centage Charge for Land            | -Rs. 600.00, Dated: 08.02.2025.   |
| Development Charges for Building   | -Rs. 11280.00, Dated: 08.02.2025. |
| Development Charges for Land       | -Rs.2285 .00, Dated: 08.02.2025.  |
| Display Board Charges              | -Rs. 1500.00, Dated: 08.02.2025.  |
| Infrastructure & Amenities Charges | -Rs. 154724.00 ,Dated 08.02.2025. |
| Security Charge                    | -Rs 77362.00 ,Dated : 08.02.2025. |

Member Secretary (I/C) / Assistant Director,  
Thoothukudi Local Planning Authority,  
District Town & Country Planning Office,  
Thoothukudi.

**To:**

The Commissioner  
Thoothukudi Corporation,  
Thoothukudi District.

**Enclosure:**

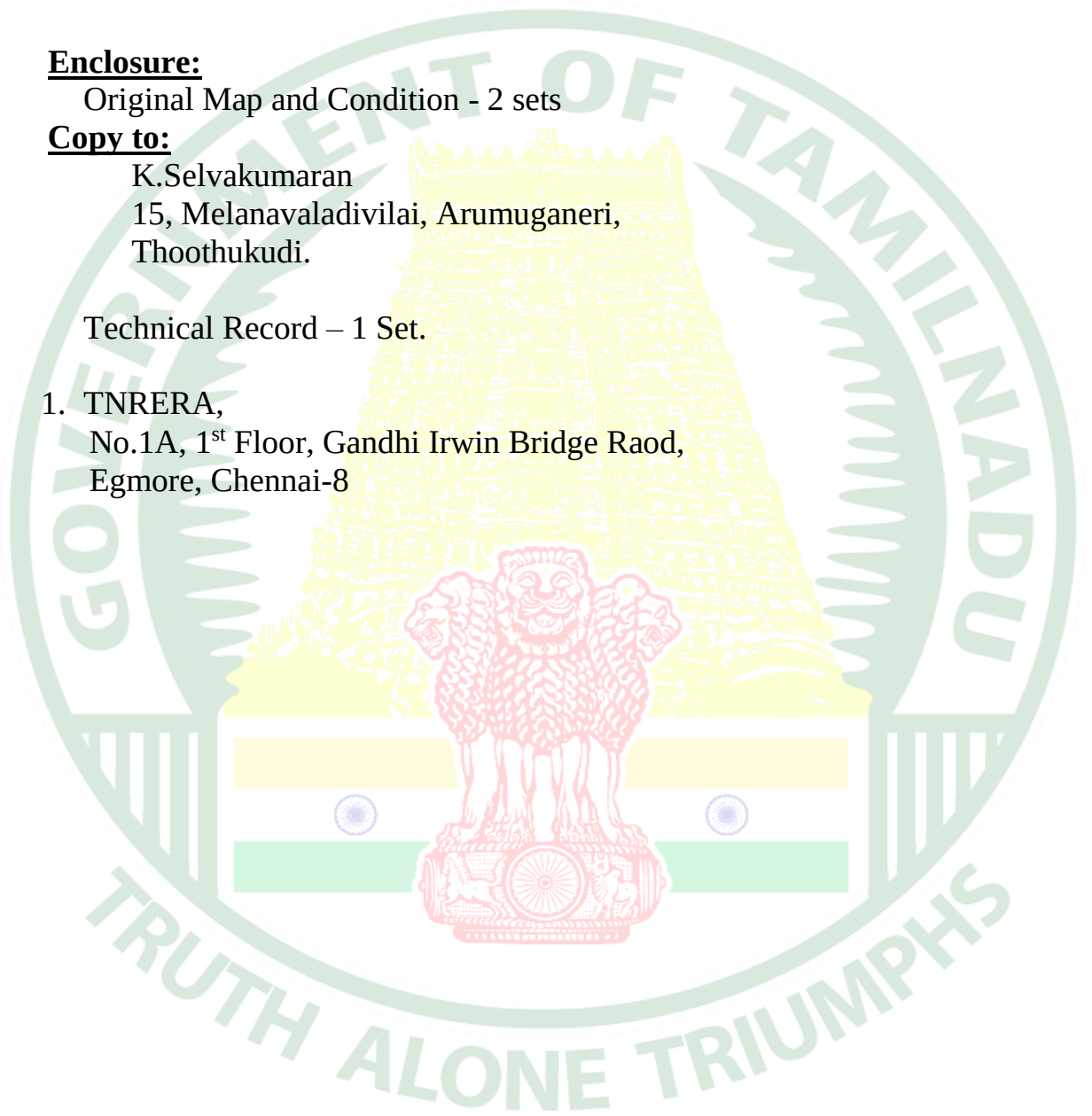
Original Map and Condition - 2 sets

**Copy to:**

K.Selvakumaran  
15, Melanavaladivilai, Arumuganeri,  
Thoothukudi.

Technical Record – 1 Set.

1. TNRERA,  
No.1A, 1<sup>st</sup> Floor, Gandhi Irwin Bridge Road,  
Egmore, Chennai-8



# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

## LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



## Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



## Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



## One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



## PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



## Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



## Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



## Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

## Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

## Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool  
/tools



Services we run  
for you  
/services



The LandLens  
suite  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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OMR Thoraipakkam,  
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

