

PP

APPROVAL RECORD

# Planning Permission

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 OFFICE ONLINE**

**BUILDING PLAN APPLICATION: TECHNICAL CONCURRENCE**

**APPLICATION NUMBER: SWP/BPA/691764/2025**

**From:**

The Assistant Director,  
District Town and Country Planning Office,  
District Collectorate Master plan Complex,  
Thoothukudi District - 628101

**To:**

1. The Special Officer/ The Block  
Development Officer,  
Tiruchendur Municipality,  
Keela Tiruchendur,  
Tiruchendur Taluk  
Thoothukudi District.

**Online Application Number: SWP/BPA/691764/2025**

**Submitted Date: 18.11.2025**

**Sir / Madam,**

**Subject:** The Lodge and Restaurant Building - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Tiruchendur Taluk – Tiruchendur Municipality– Keela Tiruchendur Village– S.No. 263 /4A1,Site extent of 1616.18Sq.m - Proposed Construction of Ground Floor, First floor and Second floor Lodge and Restaurant Building of FSI Area 1285.38 Sq.m – Technical Clearance issued – Forwarded for further action – Regarding.

**References:**

1. On 18.11.2025, Applicant Thiru. Pon Athithan.R, - Online Application received thorough SWP Online application No. SWP/BPA/691764/2025
2. The Assistant Director, Thoothukudi District Town and country Planning office, Inspection Report for the Online Application No. SWP/BPA/691764/2025, Dated: 21.11.2025.
3. Nanjai Land Collector online Noc Letter No.: NaKa No- T1/E – 2428897/2024, Dated: 11.08.2025.
4. District Officer, Fire and Rescue Services Department, Thoothukudi, NOC, PP NOC No: 6622/NOC/NMSB/2025, Dated: 09.12.2025
5. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
6. G.O.(Ms). No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.(Ms).No.01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.(Ms).No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

9. G.O.(Ms).No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O.(Ms).No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. Circular from The Director of Town and Country Planning through the letter Roc. No. 7486/2009/BA2, Dated: 16.04.2009.
12. Circular from The Director of Town and Country Planning through the letter Roc. No. 21075/2009/BA1, Dated: 27.06.2012.
13. Circular from The Director of Town and Country Planning through the letter Roc. No. 12201/2017/BA1, Dated: 22.09.2017.
14. Circular from The Director of Town and Country Planning through the letter Roc. No. 14227/2017/Spl. cell, dated: 14.12.2017.
15. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
16. G.O.(Ms).No.138, Housing and Urban Development Department, dated: 04.06.2004.
17. G.O.(Ms).No.53, Housing and Urban Development Department, dated: 16.04.208.
18. G.O.(Ms).No.166, Housing and Urban Development Department, dated: 04.02.2019 (Insisting TNRERA Registration).
19. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated: 04-07- 2014.
20. Circular from the Commissioner of Town and Country Planning, Roc. No. 19992/2011(1)/Special Cell, Dated: 31.05.2018.
21. Circular from the Commissioner of Town and Country Planning, Roc. No. 4367/2019/PA2, Dated: 05.02.2020.
22. Circular from The Director of Town and Country Planning through the letter Roc. No. 14063/2020/Spl.cell, Dated: 13.10.2020.
23. Circular from The Director of Town and Country Planning through the letter Roc. No. 7963/2022/K1, Dated: 11.04.2022
24. Demand payment Request Letter from DTCP, Dated: 06.01.2026 requiring payment of Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges.
25. Applicant . Pon Athithan.R, Demand Payment Receipt, Dated: 08.01.2026 and 09.01.2026 (Payment of Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges).
26. Applicant Thiru. . Pon Athithan.R Scrutiny Fee Receipt, Dated: 18.11.2025.
27. Applicant Thiru. . Pon Athithan.R OSR Fee Receipt, Dated: 26.12.2025
28. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.

29. G.O. (Ms). No. 69, Housing and Urban Development [UD4(1)] Department,  
dated: 11.03.2024.

30. G.O. (Ms). No. 225, Housing and Urban Development [UD4(1)], dated: 26.11.2024.

**Order:**

1. With reference to the 1<sup>st</sup> Cited letter, the Applicant Thiru. . Pon Athithan.R, has requested for the approval of the Lodge and Restaurant Building in Thoothukudi District, Tiruchendur Taluk, Tiruchendur Municipality, Keela Tiruchendur Village, S.No. 263 /4A1 Site extent of 1616.18Sq.m - Proposed Construction of the Lodge and Restaurant Building of FSI Area 1285.38Sq.m The applicant has requested the Building Approval through SWP online application number SWP/BPA/691764/2025. Hence the applicant request has been accepted by Assistant Director of Town and Country Planning
2. The Technical Concurrence is issued under section 47A of Town and Country Planning Act, 1971 and the following Special and General Conditions for the above proposal and numbered as **Technical Clearance No: SWP/THOOTHUKUDI / BPA/A.D/D.T.C.P. No. 06/2026 from 23-01-2026 to 22-01-2034 (8 Years)**
3. The area statement and Fee Payment Details for The Proposed Lodge and Restaurant Building is as below.

Area of the Site – 1616.18 sq.m

The Proposed and Additional Construction of Lodge and Restaurant Building Area

| Description                     | FSI Area in Sq.m | Non-FSI Area in Sq.m | Total Builtup Area in Sq.m |
|---------------------------------|------------------|----------------------|----------------------------|
| Ground Floor (Restaurant)       | 428.46           | -                    | 429.78                     |
| First Floor (Hall Cum Lodges)   | 428.46           | -                    | 429.78                     |
| Second Floor (Lodges)           | 428.46           | -                    | 429.78                     |
| Head Room and Lift Machine Room | -                | 40.38                | -                          |
| <b>Total Area in Sq.m.</b>      | <b>1285.38</b>   | <b>40.38</b>         | <b>1329.72</b>             |

**Total FSI achieved – 0.79 < 2.00**

**Payment Details**

|                                      |                                    |
|--------------------------------------|------------------------------------|
| Scrutiny Fees                        | - Rs. 5135.00, Dated: 18.11.2025   |
| Centage Charge for Land              | - Rs. 600.00, Dated: 09.01.2026    |
| Centage Charge for Building          | - Rs.6500.00, Dated: 09.01.2026    |
| Infrastructure and Amenities Charges | - Rs. 244024.00, Dated: 09.01.2026 |

|                                  |                                   |
|----------------------------------|-----------------------------------|
| Security Deposit Charges         | – Rs 122012.00 Dated: 08.01.2026  |
| C.C. Charges                     | – Rs. 14337.00, Dated: 08.01.2026 |
| Display Board Charges            | - Rs.1500.00, Dated: 08.01.2026   |
| Development Charges for Land     | - Rs. 6540.00, Dated: 08.01.2026  |
| Development Charges for Building | - Rs. 13320.00, Dated: 08.01.2026 |
| OSR Charges                      | - Rs. 12262.00, Dated: 26.12.2025 |
| Flagday fund                     | - Rs. 1500.00, Dated: 21.01.2026  |

### **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 do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. 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.
4. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant is being verified for the applicant entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant 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.
5. 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.
6. 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 owner ship by granting technical clearance and planning permission. Only the applicant application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and

Country Planning Department is not the right organization to decide this.

7. As per CircularNo.05013/2015/MP, dated:19.03.2015 of the Director of Urban Development, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible total public at the place of construction. Details of setbacks and parking should be established.
8. "This order is passed subject to the outcome of the writ petition W.P. (MD) No.8948 of 2019'.
9. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as invalid.
- 10.If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.
11. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
12. With the Reference no. 6 and 7 mentioned Government Orders and Reference no. 21 mentioned Circular the following conditions to be followed.
  - (i)When the construction reached at plinth level the Applicant should apply for CCC after getting CCC when civil works completed, then apply for completion certificate. The Applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from Assistant Director, District Town and Country Planning Office, Thoothukudi.
  - (ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning Office, Thoothukudi.
  - (iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the building and the setback on all around and the plan must be authenticated by the Applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC)
13. Ref No.4, District Officer, Fire and Recuse Services, Thoothukudi issued terms and Condition to be followed and Local body should monitor these before getting Final Approval.
14. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 *it has been requested* to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

**Head of Account:**

**0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS  
Receipts under Land Use Conversion Charges-27 non-Taxation fees - 09 Collections (DPC:  
0217-60-800-AS 22709)**

**General Conditions:**

1. After the Assistant Director, Thoothukudi District Town and Country Planning Office have issued the technical permission,  
  
if (i) wrong information has been submitted by the applicant to obtain the technical permission or  
(ii) if the correct procedures as per law have not been followed, the Assistant Director has the right to change or cancel the technical permission based on the above reason.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
3. Solar water heating system to be provided to the proposed Industrial Building & Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. No additions/alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. Rain water harvesting should be provided as per the directions mentioned in G.O.(Ms)No:18 & G.O.(Ms)No:16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
7. The Applicant should arrange to dispose sewage by vehicle this own cost and necessary drinking water provision to be provided at applicant own cost.
8. Mosquito netting to be provided at OHT and well.
9. Fire rescue equipment should be provided as per Rules.
10. As per GO(Ms)No:341 MAWS dated 03.11.2004 "U"Trap in the septic Tank design to be provided.
11. Fly Ash bricks and Materials must be used for construction.
12. As per G.O.(Ms)No. 18, Department of Municipal Administration and Water Supply, dated 04.02.2019 a display board of size 60cmx120cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
13. Government registered electrical Contractor must be employed for wiring works during construction.
14. Seismic Resistance Procedure to be Follow.

15. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
16. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by Local body (**The Block Development Officer/Special Officer,Tiruchendur Municipality**), if the construction is done with Additional/Deviation to be Approved plan before Levy of the applicable taxes.
17. The Applicant/developer and also the Architects/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.
18. Set backs should be retained as per Approval Drawing.
19. The conditions specified in the State and Central Government NOCs must be followed by the applicant. Failure to comply may result in the cancellation of the Technical Concurrence without prior notice to the applicant.

**Copy To:**

1. Thiru. Pon Athithan.R,  
2/179, North Street,Chettiyapathu,  
Thoothukudi-628 203.
2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),  
No.1A, 1st Floor,  
Gandhi Irwin Bridge Road,  
Egmore, Chennai - 600 008

# 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

## 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

## 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

## 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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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.

