

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: PLANNING PERMISSION

APPLICATION NUMBER: SWP/BPA/709217/2025

From:

The Assistant Director,
District Town and Country Planning Office,
District Collectorate Master plan Complex,
Thoothukudi District – 628 101

To:

The Commissioner,
Thoothukudi City Municipal Corporation,
Thoothukudi.

Online Application Number: SWP/BPA/709217/2025

Submitted Date: 22.11.2025

Sir,

Subject: Institutional Building- Sports Training Institute Building - District Town and Country Planning Office - Thoothukudi District – Thoothukudi Taluk - Thoothukudi Local planning Authority- Thoothukudi City Municipal Corporation – Sankaraperi Village– S.nos. 174/1A, 174/1B, 174/1C1, 174/4, 177/6 - Extent of site 10970.00 Sqm -- Proposed Sports Training Institute Building FSI in 3134.14 Sqm – Total Built-up Area is 3134.14 Sqm
Planning Permission issued - forwarded for further action - Regarding.

References:

1. On 22.11.2025, Applicant Thiru. ADHARIYAN T RYBIN, (Games Villa Sports Academy - Online Application received thorough SWP Online application No. SWP/BPA/709217/2025
2. The Assistant Director, Thoothukudi District Town and country Planning office, Inspection Report for the Online Application No. SWP/BPA/700836/2025, Dated: 26.11.2025
3. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
4. G.O.(Ms). No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.(Ms).No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.(Ms).No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.(Ms).No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O.(Ms).No.54, Housing and Urban Development Department, Dated: 12.03.2020.

9. Circular from The Director of Town and Country Planning through the letter Roc. No. 7486/2009/BA2, Dated: 16.04.2009.
10. Circular from The Director of Town and Country Planning through the letter Roc. No. 21075/2009/BA1, Dated: 27.06.2012.
11. Circular from The Director of Town and Country Planning through the letter Roc. No. 12201/2017/BA1, Dated: 22.09.2017.
12. Circular from The Director of Town and Country Planning through the letter Roc. No. 14227/2017/Spl. cell, dated: 14.12.2017.
13. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
14. District Officer, Fire and Recue Services Department, Thoothukudi, N O C O . Mu . No. 4070/A/2025, Dated .25.04.2025.
15. G.O.(Ms).No.138, Housing and Urban Development Department, dated: 04.06.2004.
16. G.O.(Ms).No.53, Housing and Urban Development Department, dated: 16.04.208.
17. G.O.(Ms).No.166, Housing and Urban Development Department, dated: 04.02.2019 (Insisting TNRERA Registration).
18. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated: 04-07- 2014.
19. Circular from the Commissioner of Town and Country Planning, Roc. No. 19992/2011(1)/Special Cell, Dated: 31.05.2018.
20. Circular from The Commissioner of Town and Country Planning, Roc. No. 4367/2019/PA2, Dated: 05.02.2020.
21. Circular from The Director of Town and Country Planning through the letter Roc. No. 14063/2020/Spl.cell, Dated: 13.10.2020.
22. Circular from The Director of Town and Country Planning through the letter Roc. No. 7963/2022/K1, Dated: 11.04.2022
23. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
24. G.O. (Ms). No. 69, Housing and Urban Development [UD4(1)] Department, dated: 11.03.2024.
25. G.O. (Ms). No. 225, Housing and Urban Development [UD4(1)], dated: 26.11.2024
26. G.O.(2D) No. 262 , Housing and Urban Development [UD4(1)], dated: 18.10.2022
27. Demand payment Request Letter from DTCP, Dated: 09.01.2026 requiring payment of Centage Fee, CC, Display Board Charges, I & A Charges, Security deposit, Shelter charges and Development Charges.
28. Applicant Thiru. ADHARIYAN T RYBIN, Demand Payment Receipt, Dated: 12.01.2026, 17.01.2026, 22.01.2026 Payment of Centage Fee, CC, Display Board Charges, I & A Charges, Security deposit, Shelter charges and Development Charges.).

Order:

1. With reference to the 1st Cited letter, the Applicant Thiru. ADHARIYAN T RYBIN, has requested for the approval of Proposed Training Institute Building (Games Villa Sports Acadamy and swimming pool) in Thoothukudi District – Thoothukudi Taluk - Thoothukudi Local planning Authority- Thoothukudi City Municipal Corporation – Sankaraperi Village– S.nos. 174/1A, 174/1B, 174/1C1,174/4, 177/6 - Extent of site 10970.00 Sqm – Proposed Training Institute Building (Games Villa Sports Acadamy and swimming pool) FSI in 3134.14 Sqm – Total Built-up Area is 3134.14 Sqm . The applicant has requested the Building Approval through SWP online application number SWP/BPA/709217/2025. Hence the applicant request has been accepted by Assistant Director of Town and Country Planning Thoothukudi District.
2. The Planning Permission is issued under section 49 of Town and Country Planning Act, 1971 and the following Special and General Conditions for the above proposal and numbered as **Planning Permission No.09/2026 and Building Approval No: SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P. No. 09/2026 (1 to 3 Sheet) from 02-02-2026 to 01- 02-2034 (8 Years)**
3. The area statement and Fee Payment Details for Sports Training Institute Building (Games Villa Sports Acadamy and swimming pool) is as below.

The Proposed Sports Training Institute Building

Area of the Site – 10970.00 sqm

Block Name	Floor Details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m
Block-1	Ground Floor	1607.03	-	1607.03
	First Floor	239.89	-	239.89
Block-2	Ground Floor	1235.21	-	1235.21
Block-3	Ground Floor	52.01	-	52.01
Total Area		3134.14	-	3134.14

FSI – 0.2857 < 2.00

OSR – 1165.77 Sqm

Payment Details

Scrutiny Charge Rs. 22723.00,

Dated: 22.11.2025

Scrutiny Charge Rs. 1000.00 (Offline)

Dated: 22.01.2026

Centage Charge for Land Rs. 12000.00,

Dated: 12.01.2026

Centage Charge for Building Rs. 10000.00,

Dated: 12.01.2026

Infrastructure and Amenities Charges Rs. 589380.00,Dated: 12.01.2026

Display Board Charges Rs. 1500.00,	Dated: 17.01.2026
Development Charges for Building Rs. 31350.00,	Dated: 17.01.2026
Development Charges for Land Rs. 45776.00,	Dated: 17.01.2026
CC charge Rs. 33743.00	Dated: 17.01.2026
Security Deposit Charge Rs. 300000.00	Dated: 17.01.2026
Shelter Fund Rs. 30000.00	Dated: 12.01.2026
Flag Day Fund Rs. 5000.00	Dated: 22.01.2026

SPECIAL CONDITIONS

1. The OSR 1 to 4 (1165.77 Sqm) shown in the site plan should be retained as open space reservation as per TNCDBR, 2019 Rule No 41 (1) (i)
2. Any other permission under any other act or rules should be obtained by applicant without fail
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.
6. Applicate should follow the conditions stipulated in the consent letter from Tamil nadu pollution-controlled board.
7. 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.

8. 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.
9. 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.

10. As per Circular No.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.
11. "This order is passed subject to the outcome of the writ petition W.P. (MD) No.8948 of 2019".
12. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as invalid.
13. 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.
14. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

General Conditions:

1. After the Assistant Director, Thoothukudi District Town and Country Planning Office have issued the Planning Permission, if (i) wrong information has been submitted by the applicant to obtain the Planning 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 Planning Permission based on the above reason.
2. In case the documents submitted for approval found fake the Planning Permission 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
7. G.O.(Ms)No:18 & G.O.(Ms)No:16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
8. The Applicant should arrange to dispose sewage by vehicle this own cost and necessary drinking water provision to be provided at applicant own cost.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
11. As per GO(Ms)No:341 MAWS dated 03.11.2004 "U"Trap in the septic
12. Tank design to be provided.
13. Fly Ash bricks and Materials must be used for construction.
14. 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.
15. Government registered electrical Contractor must be employed for wiring works during construction.

16. Seismic Resistance Procedure to be Follow.
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by The Commissioner, Thoothukudi City Municipal Corporation, if the construction is done with Additional/Deviation to be Approved plan before Levy of the applicable taxes.
19. 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.
20. Setbacks should be retained as per Approval Drawing.
21. 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 Planning permission without prior notice to the applicant.

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

Enclosure:

Original Map and Condition - 2 sets

Copy to

1. Thiru. ADHARIYAN T RYBIN
5A/196, 2ND STREET,
CALDWELL COLONY,
CHIDAMBARANAGAR,
THOOTHUKUDI, 628008.
2. TNRERA,
No.1A, 1st 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.

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Verify My Land

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

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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.

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Property Tracker

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

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Deal Room

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

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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

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

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

