PP APPROVAL RECORD

Planning Permission

Survey 33/2A and 1 more

Raja Pudukudi Panchayat and, Kayathar taluk

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/ 837885 /2026

From:

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

To:

The President/ Special Officer ,
Raja Pudukudi Panchayat /
Kayathar Union Office ,
Kayathar Taluk ,
Thoothukudi District.

Online Application Number: SWP/BPA/ /837885/2026

Submitted Date: 27.04.2026

Sir / Madam,

Subject:

Commercial Building(Automobile Show Room Building) - Office of the District Town and Country Planning – Thoothukudi District – Kayathar Taluk – Raja Pudukudi Panchayat and Village – S.No. 33/2A,59/2B1 - Site extent of 4400 Sq.m – Proposed Construction of Commercial Building – FSI Area 3297.92 Sq.m – Technical Clearance issued – Forwarded for further action – Regarding.

References:

1. On 27.04.2026, Applicant Thiru.P.Jeyasuresh Jayaraj, Online Application received thorough SWP Online application No. SWP/BPA/837885/2026.
2. The Assistant Director, Thoothukudi District Town and country Planning office, Inspection Report for the Online Application No. SWP/BPA/837885/2026, Dated: 07.05.2026.
3. Joint Director Agriculture Department, Thoothukudi District, Letter No. T3 / 5652 / 2026, dated : 02.07.2026.

4. District Officer, Fire and Rescue Services Department, Thoothukudi District , NOC Letter No: PP NOC No:12187/NOC/NMSB/2026, Dated: 08.09.2026.
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: 29.09.2026 requiring payment of OSR Fees, Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges.
25. Applicant Applicant Thiru.P.Jeyasuresh Jayaraj, Demand Payment Receipt, Dated: 29.09.2026 &30.09.2026 (Payment of Centage Fee Charges, Display Board Charges, I & A Charges, Development Charges and Flag day fund).
26. Applicant Thiru. Thiru.P.Jeyasuresh Jayaraj, Scrutiny Fee Receipt, Dated: 27.04.2026.
27. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
28. G.O. (Ms). No. 69, Housing and Urban Development [UD4(1)] Department, dated: 11.03.2024.
29. G.O. (Ms). No. 225, Housing and Urban Development [UD4(1)], dated: 26.11.2024.

Order:

1. With reference to the 1 st Cited letter, the Applicant Thiru.P.Jeyasuresh Jayaraj, has requested for the approval of Proposed Construction of Commercial Building in Thoothukudi District – Kayathar Taluk – Raja Pudukudi Panchayat and Village – S.No. 33/2A,59/2B1 - Site extent of 4400 Sq.m – Proposed Construction of Commercial Building – FSI Area 3297.92 – The applicant has requested for the Proposed Construction of Commercial Building Approval through SWP online application number SWP/BPA/837885/2026. 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 **Approval No: SWP/THOOTHUKUDI / BPA/A.D/D.T.C.P. No. 66/2026 from 14.010.2026 to 13-10-2034 (8 Years)**

2. The area statement and Fee Payment Details for The Proposed Construction of Commercial Building is as below.

   Area of the Site – 4400.00 sq.m

   The Proposed Construction of Commercial Building Area

Description	**FSI Area (Sq.m)**	**Non-FSI Area (Sq.m)**	**Total Builtup Area (Sq.m)**
Ground Floor area [RCC]	914.55	-	914.55
Ground Floor area [GI Sheet]	1295.62	-	1295.62

First Floor area	890.23	-	890.23
Second Floor area	197.52		197.52
Head Room area	79.47	-	79.47
Total Area in Sq.m.	**3297.92**	-	**3297.92**

Total FSI achieved – 0.749 < 2.00

PAYMENT DETAILS

Scrutiny Fees	- Rs.13196/-	Dated: 27.04.2026
OSR Fees	- Rs. 88880/-	Dated: 29.09.2026
Centage Charge for Land	- Rs. 900/-	Dated: 30.09.2026
Centage Charge for Building	- Rs. 8200/-	Dated: 30.09.2026
Infrastructure and Amenities Charges	- Rs. 620400/-	Dated: 30.09.2026
Shelter Charge	- Rs. 724/-	Dated: 30.09.2026
CC Charge	- Rs. 35518/-	Dated: 29.09.2026
Security Deposit Charge	- Rs. 310200/-	Dated: 29.09.2026
Display Board Charges	- Rs.1500/-	Dated: 29.09.2026
Development Charges for Land	- Rs. 17600/-	Dated: 29.09.2026
Development Charges for Building	- Rs. 33000/-	Dated: 29.09.2026
Flag day fund	- Rs. 2000/-	Dated: 14.10.2026

SPECIAL CONDITIONS

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.

3. 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.
4. 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.
5. 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.
6. 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.
7. “This order is passed subject to the outcome of the writ petition W.P. (MD) No.8948 of 2019’.
8. If any court case would be pending with reference to this proposal, the Technical

Concurrence would be treated as invalid.

9. 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.
10. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
11. 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)
12. 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.
13. 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 The Proposed Construction of 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 Local body 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 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.P.Jeyasuresh Jayaraj,
   S/o Periyanayagam,
   1,Jayaraj Nagar,Fathima College Opposite,
   Madurai North,Thathaneri,
   Madurai– 625018

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
   No.1A, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai - 600 008

THE LANDLENS SUITE

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.
/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.
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- 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.

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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.