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.

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DISTRICT TOWN AND COUNTRY PLANNING OFFICE
ONLINE BUILDING PLAN APPLICATION: PLANNING PERMISSION

APPLICATION NUMBER: SWP/BPA/914275/2026

From:

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

To:

The Commissioner,
Thoothukudi Corporation,
Thoothukudi.

Online Application Number: SWP/BPA/914275/2026

Submitted Date: 01.08.2026

Sir,

Subject: Commercial Retail Shop and Residential Building - District Town and Country Planning Office - Thoothukudi District – Thoothukudi Taluk - Thoothukudi Local Planning Area – Thoothukudi Corporation – Approved Layout No.T.P/D.T.P.No.110/65,Ward-B,Block-24 – Town Survey Nos. 43/1,43/2 - Site Extent Of 201.75 Sqm – Proposed Commercial Retail Shop and Residential Building FSI is 221.56 Sqm – Total Built-up Area is 381.09 Sqm Planning Permission issued - forwarded for further action - Regarding.

References:

1. On 01.08.2026, Applicant Thiru.R.Muniasamy, Online Application received thorough SWP Online application No. SWP/BPA/914275/2026
2. The Assistant Director, Thoothukudi District Town and country Planning office, Inspection Report for the Online Application No. SWP/BPA/914275/2026, Dated: 10.08.2026
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 o 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 Rescue Services Department, Thoothukudi, PP NOC No./8950/NOC/NMSB/2026, Dated 27.03.2026.
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. Demand payment Request Letter from DTCP, Dated: 03.09.2026 requiring payment of Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges.
27. Applicant Thiru.R.Muniasamy, Demand Payment Receipt, Dated: 04.09.2026, Payment of Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges).

Order:

1. With reference to the 1st Cited letter, the Applicant Thiru.R.Muniasamy, has requested for the approval of Commercial Retail Shop and Residential Building - District Town and Country Planning Office - Thoothukudi District – Thoothukudi Taluk - Thoothukudi Local Planning Area – Thoothukudi Corporation – Approved Layout No.T.P/D.T.P.No.110/65,Ward-B,Block-24 – Town Survey Nos. 43/1,43/2 - Site Extent Of 201.75 Sqm – Proposed Commercial Retail Shop and Residential Building FSI is 221.56 Sqm – Total Built-up Area is 381.09 Sqm - The applicant has requested the Building Approval through SWP online application number SWP/BPA/914275/2026. 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.92/2026 and Approval No: SWP/THOOTHUKUDI/BPA/A.D/D.T.C.P. No. 59/2026 from 07.09.2026 to 06.09.2034 (8 Years)**
3. The Area statement and Fee Payment details for Commercial Retail Shop and Residential Building is as below.

The Proposed Commercial Retail Shop and Residential Building

Area of the Site – 201.75 sq.m

Descriptions	**FSI Area in Sq.m**	**Non FSI Area in Sq.m**	**Total Built-up Area in Sq.m**
Stilt Floor	-	110.78	110.78
First Floor	110.78	-	110.78
Second Floor	110.78	-	110.78
Terrace Floor	-	48.75	48.75
Total Area	**221.56**	**159.53**	**381.09**

FSI – 1.098 < 2.00

Payment Details

Scrutiny Charge Rs. 1065.00, Dated: 01.08.2026
Scrutiny Charge (Balance) Rs. 100.00, Dated: 05.09.2026
C.C Charges Rs. 4123.00, Dated: 04.09.2026
Centage Charge for Land Rs. 1000.00, Dated: 04.09.2026
Centage Charge for Building Rs. 2700.00, Dated: 04.09.2026
Infrastructure and Amenities Charges Rs.42300.00, Dated: 04.09.2026
Display Board Charges Rs. 1500.00, Dated : 04.09.2026
Development Charges for Land Rs. 912.00, Dated : 04.09.2026

Development Charges for Building Rs. 3830.00, Dated : 04.09.2026

Security Deposit Charges Rs. 21150.00, Dated : 04.09.2026

Flag Day Fund Rs. 700.00 Dated: 04.09.2026

SPECIAL CONDITIONS

1. As per Rule No.12 of Tamilnadu Combined Development and Building Rules - 2019 the applicant should prepare and submit demolition plan for the demolition of existing building to the Thoothukudi city municipal corporation.The corporation has to decide on the demolition plan and ensure the existing building and demolished before approval of the plan for proposed building.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. The Construction of Building is strictly prohibited from the 30 m of the Railway Boundry
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 StructuralEngineer 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 / Assistant Director,
Thoothukudi Local Planning Authority,
District Town & Country Planning Office,
Thoothukudi.

Enclosure:

Original Map and Condition - 2 sets

Copy to

1. Thiru.R.Muniasamy
5/414, Devar Colony 3rd street,
Thoothukudi - 628 002

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.
/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

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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

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
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Verified RealEstate™

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

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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.