PP APPROVAL RECORD

Planning Permission

Survey 127/2B2A and 1 more

Maravanmadam Panchayat and, Thoothukudi 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.

PROCEEDINGS OF THE ASSISTANT DIRECTOR

THOOTHUKUDI DISTRICT TOWN AND

COUNTRY PLANNING OFFICE

PRESENT: P.G.MANJU M.Plan.,

Online Building Plan Application – Planning Permission

Application Number: SWP/BPA/917165/2026

Sir,

Subject: **Corporate Office Building** –District Town and Country Planning Office- Thoothukudi District – Thoothukudi Taluk – Thoothukudi LPA – Thoothukudi Panchayat Union – Maravanmadam Panchayat and Village – S.F. Nos. 127/2B2A, 128/1B1A – Site extent of 3700.00 sq.m – FSI area of 4409.04 sq.m– Total proposed Built-up area of 5843.65 sq.m- Planning Permission issued -Forwarded for further action.

Reference:

1. Proceedings of the Commissioner, Town and country planning office Vide online application No. SWP/BPA/917165/2026, Dated: 05.10.2026.
2. Applicant M/s.Sathya Agencies Private Limited, Thoothukudi, Application Reference No. SWP/BPA/917165/2026, Dated: 04.08.2026, 01.09.2026 & 01.10.2026.
3. Assistant Director, Thoothukudi District, inspection report of online application no. SWP/BPA/917165/2026, Dated: 10.08.2026.
4. G.O.No.86 Housing and Urban Development Department, Dated: 28.03.2012
5. G.O.No.85 Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.No.01 Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
9. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
11. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
12. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024
13. G.O. No.154, Housing and Urban Development Department, Dated: 07.10.2025.
14. G.O. No.155, Housing and Urban Development Department, Dated: 08.10.2025.
15. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.

16. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
17. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
18. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
19. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
20. Director of Town and Country Planning, Chennai circular Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
21. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
22. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
23. District officer, Fire & Rescue Services, Thoothukudi, PP.NOC No. 11731 /NOC/NMSB/2026, Dated: 13.08.2026.
24. District officer, Fire & Rescue Services, Thoothukudi, ஓ.மு. எண்:9824/அ/2026, Dated: 16.10.2026.
25. Demand payment Request Letter, Dated: 09.10.2026
26. Applicant, M/s.Sathya Agencies Private Limited, Demand remittance letter Dated:12.10.2026

Fees Details

Scrutiny Fees	Rs. 17238.00	Dated:04.08.2026
OSR Charges	Rs. 55500.00	Dated:06.10.2026
Centage Charge for Land	Rs. 900.00	Dated:12.10.2026
Centage Charge for Building	Rs. 16700.00	Dated:12.10.2026
Infrastructure and Amenities Charges	Rs. 829080.00	Dated:12.10.2026
CC Charges	Rs. 62910.00	Dated:12.10.2026
Security Deposit Charges	Rs. 414540.00	Dated:12.10.2026
Development Charge for Building	Rs. 58450.00	Dated:12.10.2026
Development Charge for Land	Rs. 14804.00	Dated:12.10.2026
Display Board Charges	Rs. 1500.00	Dated:12.10.2026
Shelter Charges	Rs. 2538.00	Dated:12.10.2026
Flag day Fund	Rs. 4000.00	Dated:12.10.2026

Body of the letter:

With reference to the 2nd Cited letter, the applicant M/s.Sathya Agencies Private Limited has requested for approval the proposed construction of Corporate Office building at Thoothukudi District, Thoothukudi Taluk/Panchayat Union/Local Planning Area, Maravanmadam Village, S.F.No.127/2B2A, 128/1B1A, Site Extent of 3700.00 sq.m, FSI area of 4409.04 sq.m. Total proposed Built-up area of 5843.65 sq.m.

The Assistant Director of Thoothukudi District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to E".**

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No:676/2026**.

With reference to the letter 25th cited, Demand was issued to the applicant on 09.10.2026. Applicant remitted the required fees and submitted remittance letter in this office on 12.10.2026.

The area statement for the proposed construction of Corporate office Building is as below.

Total Site Extent – 3700 sqm

Proposed Building details: Corporate Office Building

S NO	DESCRIPTION	FSI (sqm)	NON FSI (sqm)	Total builtup Area in sqm
1	Semi-Basement Floor	-	1116.30	1116.30
2	Ground Floor	1060.14	111.63	1171.77
3	First Floor	1116.30	-	1116.30
4	Second Floor	1116.30	-	1116.30
5	Third Floor	1116.30	-	1116.30
6	Terrace Floor (Head Room)	-	206.68	206.68
	Total	**4409.04**	**1434.61**	**5843.65**

Total FSI Area – 4409.04 sq.m

FSI Achieved – 1.192 < 2.00

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.112/2026 and Approval No: SWP/THOOTHUKUDI/BPA/A. D/D.T.C.P. No. 71/2026 from 22.10.2026 to 21.10.2034 (8 Years)**

Special Conditions

1. Technical Concurrence is issued only for the purpose of corporate building office use. Building shall not be used for Commercial use.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. The Commissionerate 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's is verified for the applicant's entitlement to develop in the site.

   If any person wishes to purchase the property 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 Commissionerate of Town and Country Planning Department is not the right organization to decide on this.

General Conditions

1. Solar water heating system to be provided to the proposed building and solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.
2. OSR area to be utilized only for OSR purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of 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 & G.O.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 GO 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. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and registered professional details at the place of construction.
11. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the district officer.
12. The Government orders and circulars referred to in the references cited above shall be followed scrupulously.

Encl: Building Plan Map

Assistant Director
District Town and Country Planning Office
Thoothukudi

To:

The Block Development Officer/Special Officer
Maravanmadam Panchayat
Thoothukudi Panchayat Union

Copy To:

1. M/s.Sathya Agencies Private Limited,
   Door No.370 Palayamkottai Road,
   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

FREE TOOLS · NO ACCOUNT NEEDED

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

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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+91 9996 12 9996

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.