

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli 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
Tirunelveli District

Proceedings of Joint Director

Present: Thiru.P.Ranganathan, B.E., M.Tech., (IITD), AITP

Roc.No : SWP/BPA/009170/2023

Date:04.09.2023

Subject : Industrial Building – District Town and Country Planning - Tirunelveli District– Radhapuram Taluk – Vallioor Panchayat Union- Therku Vallioor Village Panchayat-Therku Vallioor part-2 Village of S.No: 524A/1B & 524A/2A1 with an extent of 22897.77 sq.m – Proposed Construction of M/s. Jessy Forge and Fittings Private Limited Industrial building having a FSI Area of 5368.58 sq.m - Technical Clearance issued - forwarded for further action – Reg.

Reference :

1. Mr. S. Manuel Selva Ezhil, Online Application
Reference No. SWP/BPA/009170/2023, Dated:
15.04.2023.
2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide
Roc.No:SWP/BPA/ 009170/ 2023, dated.04.08.2023.
3. G.O.86, Housing and Urban Development Department,
Dated: 28.03.2012.
4. G.O.85, Housing and Urban Development Department,
Dated: 16.05.2017
5. G.O.18, Housing and Urban Development Department,
Dated: 04.02.2019.
6. G.O.18, Municipal Administration and Water Supply
Department, Dated: 04.02.2019 and G.O.16, Municipal
Administration and Water Supply Department, Dated:
31.01.2020.
7. G.O.1, Housing and Urban Development Department,
Dated: 05.01.2021.
8. G.O. No.54, Housing and Urban Development
Department, Dated: 12.03.2020.

9. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
11. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27.06.2012.
12. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22.09.2017.
13. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14.12.2017.
14. Circular from the Director of Town and Country Planning, Roc No.8557/2019/GR, Dated: 08.05.2019.
15. Circular from the Director of Town and Country Planning, Roc No.4326/2019/BA2, Dated: 05.02.2020.
16. Circular from the Director of Town and Country Planning, Roc No.14084/2017/CP, Dated: 22.01.2021.
17. Joint Director Agriculture department, Tirunelveli District Letter No. Ne2/8912/2022, Dated: 22.12.2022.
18. Assistant Executive Engineer, TANGEDCO, Vallioor, Lr.No.147/2023, Dated: 26.06.2023.
19. Demand Payment Request Letter, Dated.18.08.2023
20. Demand Payment Paid Letter, Dated.24.08.2023.

With reference to the 1st Cited letter, applicant has requested for the Technical Clearance for Proposed construction of Industrial Building in Tirunelveli District, Radhapuram Taluk, Vallioor Panchayat Union, Therku Vallioor part-2 Village of S.No: 524A/1B & 524A/2A1 with an extent of 22897.77 sq.m. in the name of M/s. Jessy Forge and Fittings Industrial building having a FSI Area of 5368.58 sq.m, 581 HP.

The Technical Concurrence for the above said Industrial building proposal has been issued by the Director of Town and Country Planning, Chennai under section 47A of Town and Country Planning Act 1971 vide 2nd cited reference and the boundary of the site has been marked as “A to K” and numbered as **B.P/DTCP No:263/2023**.

Upon the receipt of the requisite charges vide Reference No: 20th and 21nd cited above, Technical Clearance / permission is issued for the Industrial building and the above proposed site is numbered as **I.P/B.P/TVL No: SWP/85/2023.**

Technical Clearance is issued with the following general and special conditions

Proposal Details

Area of Site - 22897.77 Sq.m

FSI Area -5368.88Sq.m

Building details

S.No.	Description	FSI (sqm)	Non FSI Area (sqm)	Total Built up Area (sqm)
1	BLOCK- 1 (Main Block)	5040.00	-	5040.00
2	BLOCK- 2 (Office Block)	150.00	-	150.00
3	BLOCK- 3 (D.G & MV Panel room)	138.00	-	138.00
4	BLOCK- 4 (Toilet Block)	40.58	-	40.58
5	BLOCK- 5 (Security cabin)	-	12.32	12.32
	TOTAL AREA	5368.58	12.32	5380.90

$$\text{FSI} = \frac{5368.88}{22897.77} = 0.234$$

(0.602<1.50)

As per Rule No.11 of Tamil Nadu Combined Development and Building Rules 2019:

The Permission granted by the competent authority shall not mean responsibility or Clearance of the following aspects,

(a) Title or Ownership of the site or Building

(b) Easement Rights.

- (c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on Record as the case may be, shall be responsible for defects in the design.
- (d) Workmanship, Soundness of Structure and Materials used.
- (e) Quality of Buildings Services and amenities the construction of Building.
- (f) Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

Special Conditions:

1. The OSR 1 to 5 having an OSR area of 2305.00 Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.

Technical Clearance 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. Technical Clearance is issued subject to the condition that 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.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title of the ownership by granting technical clearance or planning permission. Only the applicant's entitlement to develop is verified in the documents submitted with the applicant's 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 rises / dispute individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the suitable organization to decide this.
6. 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.
7. It is only the responsibility of the builders to ensure the stability of the Building.

Conditions:

1. Solar Water Heating System should be installed in the Additional Industrial building.
2. Parking as suggested in the building should be utilized as it is in the approved Building plan.
3. The Openings shown on the plot should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
4. The Proposed Industrial building shall be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Planning Permission should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.

5. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
6. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed Industrial building by his own expenses.
7. The drinking water over head tank and well located in the plot should be equipped with preventive measures.
8. Fire prevention and fire fighting equipment should be provided in the proposed construction as required by law.
9. As per G.O. No.341, Municipal Administration and Water Supply Department, Dated:03.11.2004, "U" Trap should be installed in septic tank.
10. Fly ash Bricks and Materials should be used in the Industrial building as per Environment and Forest Department Notification.
11. G.O.17, Housing and Urban Development Department, Dated: 05.02.2016, Solar Photo Voltaic Panels should be installed at least 1/3 of the upper floor area for one Kilowatt of electricity.
12. Final Building Approval order shall be obtained from The President , Therku Vallioor Village Panchayat, Radhapuram Taluk, Tirunelveli District.
13. If any of the details given in the application for planning permission is found to be incorrect, this order will be cancelled and legal action will be taken.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.
15. The concerned local body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

Fees Details.**Charges Paid Details**

Description	Amount	Date
1. Centage Charge For Land	Rs.600/-	24.08.2023
2. Centage Charge for Building	Rs.2800/-	24.08.2023
3. Infrastructure and Amenities Charges	Rs.1009372/-	24.08.2023
4. Shelter Charges	Rs.1303/-	24.08.2023
5. Display Board Charges	Rs.1500/-	24.08.2023
6. Scrutiny Fees	Rs.45310/-	15.04.2023

Joint Director
District Town and Country Planning Office,
Tirunelveli

To

- 1) The President ,
Therku Vallioor Village Panchayat,
Tirunelveli District.
- 2) Mr .S Manuel Selva Ezhil
S/o.M Selva Nayagam,
13 47A Selva Mansion,
Reethapuram P.O Kalkulam Taluk ,
Rethapuram
Kanniyakumari District-629159.
- 3) The Commissioner / Block Development Officer (Block Panchayat),
Vallioor Panchayat Union,
Radhapuram Taluk,
Tirunelveli.

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

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



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
hello@verified.realestate
+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.

