

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/Tirunelveli Local Planning Authority

Proceedings of Joint Director/Member Secretary

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

Online Application No: : SWP/BPA/009654/2023, Date:15.04.2024.

Sir,

SUBJECT : Revised Planning Permission - Commercial Building – District Town and Country Planning Office - Tirunelveli District – Tirunelveli City Municipal Corporation - Palayamkottai Village, Vannarpettai and Palayamkottai High Road Detailed Development Plan No:2 - Existing approved shop building with Cellar floor + Basement floor + Ground floor + 3 floors in (Old Ward No: 6, Block No:16, T.S.No:55part) New Ward No:AY, Block No:27, T.S.No:8/2 with an extent of 3685.92Sq.m. and additional area of (Old Ward No: 6, Block No:16, T.S.No:55part) New T.S.Ward No:AY, Block No:27, T.S.No:8/1 with an extent of 2266.16Sq.m., Total Extent of 5952.08Sq.m. – Technical concurrence issued by Directorate of Town and Country Planning for Existing Shop building with Basement floor + Ground floor + 4 floors and Labour rest room with Ground floor having a Total FSI Area of 7280.52Sq.m - Revised Planning Permission issued - forwarded for further action - Reg.

REFERENCE:

1. Mrs.Dhanalakshmi and Others Online Application Reference No.SWP/BPA/009654/2023, Dated: 05.05.2023 and 17.05.2023.
2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai through online vide Roc.No:SWP/BPA/009654/2023, dated.24.02.2024.
3. G.O.No.86, Housing and Urban Development Department, dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, dated: 16.05.2017.

5. G.O.No.01, Housing and Urban Development Department, dated: 05.01.2021.
6. G.O.No.18, Municipal Administration and Water Supply Department, dated:04.02.2019 .
7. G.O.No.16, Municipal Administration and Water Supply Department, dated: 31.01.2020.
8. G.O.No.54, Housing and Urban Development Department, dated:12.03.2020.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, dated: 16.04.2009.
- 10.Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
- 11.Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
- 12.Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
- 13.Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
- 14.District Officer, Tirunelveli, Fire and rescue Department NOC, L.Dis.No:7341/D/2022, Dated:29.11.2023.
- 15.Director of Town and Country Planning, Chennai Proceeding Roc.No.12021/2020/TCP-6, dated:31.03.2021.
- 16.G.O.138, Housing and Urban Development Department, dated.04.06.2004.
- 17.Demand payment request Letter, dated. 27.03.2024.
- 18.Applicant Mrs.Dhanalakshmi and Others charges/fees remittance letter dated.03.04.2024.
- 19.This office letter Roc.No.99/2023TVLD3, OSR Charges request letter dated.13.03.2024.
- 20.Applicant Mrs.Dhanalakshmi and Others OSR charges paid, dated.22.03.2024.

ORDER:

With reference to the 1st cited letter, the applicant Mrs.Dhanalakshmi and Others have requested for the approval of Existing constructed Shop building

and Labour rest room in Tirunelveli District, Tirunelveli Corporation, Palayamkottai Village, Vannarpettai and Palayamkottai High Road Detailed Development Plan No:2, Existing approved shop building with Cellar floor + Basement floor + Ground floor + 3 floors in (Old Ward No: 6, Block No:16, T.S.No:55part) New Ward No:AY, Block No:27, T.S.No:8/2 with an extent of 3685.92Sq.m and additional area of (Old Ward No: 6, Block No:16, T.S.No:55part) New T.S.Ward No:AY, Block No:27, T.S.No:8/1 with an extent of 2266.16Sq.m. and Total Extent of 5952.08Sq.m. – Revised Shop building with Basement floor + Ground floor + 4 floors and Labour rest room with Ground floor having a Total FSI Area of 7280.52Sq.m.

The Technical Concurrence for the above said Shop building proposal has been issued by the Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act 1971 vide 2nd cited reference and the boundary of the site has been marked as “A to I” and numbered as ***B.P/DTCP No:101/2024.***

On the receipt of the requisite charges vide Reference No: 17th and 19th cited above, the Revised Planning Permission is issued for the above proposed site and Shop building is numbered as **P.P/B.P/TLPA No: SWP/34/2024.**

The area statement for the Existing Shop building is as below.

Area of Site – 5952.08Sq.m.

Proposed Building – Existing Shop building

Building area details:

Details	Existing approved area in Sq.m.		Existing Building to be approved in Sq.m.		Total Area in Sq.m.		
	FSI	NON FSI	FSI	NON FSI	FSI	NON FSI	TOTAL
Block – 1 Existing Shop Building							
Basement	-	1592.11	-	-	-	1592.11	1592.11

Ground Floor	1656.20	-	-	-	1656.20	-	1656.20
First Floor	1710.63	-	-	-	1710.63	-	1710.63
Second Floor	1772.39	-	-	-	1772.39	-	1772.39
Third Floor	1772.39	-	-	-	1772.39	-	1772.39
Fourth Floor	-	-	143.32	361.60	143.32	361.60	504.92
Block -2 Existing Labour Rest Room Building							
Ground Floor	-	-	225.59	-	225.59	-	225.59
Total	6911.61	1592.11	368.91	361.60	7280.52	1953.71	9234.23

Total FSI Area = 7280.52Sq.M

FSI Achieved = 1.22

The Revised Planning Permission is hereby issued with the following Special and General Conditions:

SPECIAL CONDITIONS:

1. OSR Area has been calculated and amount of Rs.1,46,93,000/- is collected in lieu of OSR on 22.03.2024, as per the TNCD & BR 2019 Rule 41 (1) (b).
2. It is the 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 Govt. Departments must be followed 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 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 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.

5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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 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 being verified for the applicant's entitlement to develop in the site.

If Any person wishes to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone arises/ dispute or individual rights of the said property, 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.

7. 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.
8. If any court case/dispute is pending with reference to this proposal, the Technical concurrence/ Planning Permission issued would be treated as Invalid.
9. It is only the responsibility of the builders to ensure the stability of the Building.

GENERAL CONDITIONS:

1. The Revised Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from 15.04.2024 to 14.04.2032 (8 Years).
2. As per TNCD & BR - 2019, Rule 44(1)(a)(ii)(h) & 2 Solar water heating system and solar photo voltaic panel to be erected at the 1/3 portion of total terrace area.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval 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, Municipal Administration and Water Supply Department, dated:04.02.2019 and G.O.16, Municipal Administration and Water Supply Department, dated: 31.01.2020.
6. Owner/Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed/Existing Shop building.
7. 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.
8. Mosquito netting to be provided at OHT and well.
9. Fire rescue equipment should be provided as per Rules.

- 10.As per G.O.No.341 Municipal Administration and Water Supply Department, dated 03.11.2004, “U” Trap in the septic tank design to be provided.
- 11.Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
- 12.As per G.O. No. 18, Municipal Administration and Water Supply Department, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
- 13.After issuing Final Approval, the original copy of the approved plan and the copy of the Proceedings shall be sent to the Owner and the copy of the same should be sent to the Joint Director/Member Secretary, District Town and Country Planning Office/ Tirunelveli Local Planning Authority, Tirunelveli.
- 14.Final building Approval order should be obtained from The Commissioner, Tirunelveli City Municipal Corporation.
- 15.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.
- 16.Government Registered Electrical Contractor must be employed for wiring works during construction.
- 17.The Commissioner, Tirunelveli City Municipal Corporation should ascertain whether there are any pending court cases against the proposed site /building before issue of final approval.

FEES DETAILS

Charges Paid Details:

S. No	Fees Details	Amount
1.	Scrutiny Fees	Rs.27,672/- dated.17.05.2023.
2.	Centage Charge for Land	Rs.600/-dated.03.04.2024.
3.	Centage Charge for Building	Rs.8,100/-dated. 03.04.2024.
4.	Display Board Charges	Rs.1,500/-dated. 03.04.2024.
5.	Infrastructure and Amenities Charges	Rs.13,68,828/-dated. 03.04.2024.
6.	Security Deposit	Rs.6,84,414/-dated. 03.04.2024.
7.	Shelter Charges	Rs.19,06,159/-dated. 03.04.2024.
8.	Development Charges for Land	Rs.23,888/-dated. 03.04.2024.
9.	Development Charges for Building	Rs.92,350/-dated. 03.04.2024.
10.	CC Charges	Rs.99,397/-dated. 03.04.2024.
11.	OSR Charges	Rs.1,46,93,000/-dated.22.03.2024.

Member Secretary/Joint Director,
Tirunelveli Local planning Authority/
District Town and Country Planning Office,
Tirunelveli.

To

The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.

Copy To:

Tmt.Dhanalakshmi and 11 Others,
29/2, Perumalpuram Colony,
Perumalpuram,
Tirunelveli – 627007.

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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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.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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

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The registers themselves, read for you.

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EC Analyzer

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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What the plan says can happen on this land.

Land use zone finder

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Who holds it, and which office keeps the record.

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Legal opinions, due diligence and title verification

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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.

