

PP

APPROVAL RECORD

Planning Permission

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

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

Roc. No: SWP/BPA/0190045/2024,

Date:30.01.2026.

SUBJECT: Planning Permission – HRB - Proposed Construction of Hotel Building –District Town and Country Planning Office - Tirunelveli District - Tirunelveli Local Planning Authority - Tirunelveli city Municipal Corporation - Palayamkottai Taluk - Thachanallur Village - Ward - AY- Palayamkottai Block No.5, T.S.No.338/3A – Site Area: 5577.00sq.m (As per patta) - FSI Area of 9622.52sq.m Technical concurrence issued by Directorate of Town and Country Planning - Planning Permission issued - forwarded for further action - Reg.

REFERENCE:

1. Applicant M/s.Seyadu Beedi Company, Represented by Thiru.T.E.S.Fathu Rabbani, Online Application Reference No.SWP/BPA/0190045/2024, Dated:08.04.2024.
2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai through online vide Roc.No: SWP/BPA/0190045/2024, dated.25.11.2025.
3. HRB Meeting held on 30.09.2024, Subject No.13.
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.1, 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.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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
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/SplCell, Dated: 14.12.2017.
13. G.O.(MS).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.

14. G.O.(MS).No.171,Housing and Urban Development,UD4(1) Department, Dated: 30.10.2025.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R. Dis. No.16711/C1/2024, PP NOC.No.197/2024, Dated: 11.11.2024.
17. Structural Design and Drawings vetted by Professor, Division of Structural Engineering, Department of Civil Engineering, Anna University, Chennai-600025. Dated: 19.09.2025.
18. Superintending Engineer, Public Works Department, Planning and Design Circle,Chepauk, Chennai letter No.AEE-II/EETABRS/SE-P&D/DTCP/HRB file /2025,Dated: 17.10.2025.
19. Member Secretary/Joint Director, District Town and country planning office letter Roc No:3807/2025,dated:02.01.2026.(Payment of OSR Fees)
20. Applicant M/s.Seyadu Beedi Company, Represented by Thiru.T.E.S.Fathu Rabbani ,OSR charges/fees Remittance letter dated.13.01.2026.
21. Demand payment request Letter, dated.24.12.2025
22. Applicant M/s.Seyadu Beedi Company, Represented by Thiru.T.E.S.Fathu Rabbani Letter Dated.28.01.2026.

ORDER:

With reference to the 1st Cited letter, the applicant M/s.Seyadu Beedi Company, Represented by Thiru.T.E.S.Fathu Rabbani has requested for the approval of proposed construction of High Rise Hotel Building in Tirunelveli District / LPA / Corporation, Palayamkottai Taluk, Thachanallur, Ward - AY- Palayamkottai, Block No.5, T.S.No.338/3A in a Site Area of 5577.00sq.m (As per patta) with a FSI Area of 9622.52sqm.

The above HRB Hotel building proposal was placed in High Rise Building Panel meeting held on 30.09.2024. The subject was discussed and suggestions of High Rise Building panel were obtained.

The Technical Concurrence for the above said Proposed Construction of Hotel 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 '**ABCD**' and numbered as **B.P/DTCP No:592/2025**.

With reference to the 2nd Cited letter, The Director of Town and Country Planning, Chennai it is directed that the Open space reservation charges is to be collected from applicant before issue of planning permission, Subsequently the Applicant was informed through this office Letter No.3807/2025 dated.02.01.2026 and the applicant has paid the OSR charges/fees Remittance letter dated.13.01.2026.

On the receipt of the requisite charges vide Reference No:20th cited above, the Planning Permission is issued for the above proposed site and Proposed Construction of

High rise Hotel Building is numbered as **P.P/B.P/TLPA No: SWP/16/2026**, from **30.01.2026 to 29.01.2034 (8 Years)**.

The area statement for **The Proposed Construction of High rise Hotel Building** is as below.

Area of the Site – 5577.00. Sq.m.

Height of the building – 34.50m

Building area details: - The Proposed Construction of High rise Hotel Building

S.No	Description	FSI area in Sq.m	Non FSI area in Sq.m	Deduction	Total Built-up area in Sq.m
1.	Basement Floor(Parking)	-	2538.08		2538.08
	Lower Ground Floor	2025.79	-	8.53	2025.79
	First Floor	1189.81	-	10.41	1189.81
	Second Floor	1180.49	-	10.69	1180.49
	Service Floor	574.10	-	616.82	574.10
	Third Floor	1107.93	-	15.36	1107.93
	Fourth Floor	972.82	-	15.36	972.82
	Fifth Floor	915.70	-	15.36	915.70
	Sixth Floor	973.63	-	14.55	973.63
	Seventh Floor	682.25	-	10.53	682.25
	Terrace Floor	-	91.67	-	91.67
	Total Area	9622.52	2630.05	717.61	12252.57

Site Area

As per Patta – 5577.00 sq.m

As per site – 5297.93 sq.m

Total FSI Area - 9622.52 sq.m

Total Built Up Area - 12252.57 sq.m Total

FSI achieved - 1.82

Plot Coverage - 38.24%

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

SPECIAL CONDITIONS:

1. Conditions stipulated in the NOC cited in the reference 16th issued by DGP/Director Tamil Nadu Fire & Rescue Services Department is to be followed scrupulously.
2. Structural Design and drawings vetted by Professor, Division of Structural

Engineering, Department of Civil Engineering, Anna University is to be followed scrupulously. As per the report, it is advised that the same specifications and detailing provided in the drawing should be followed during the construction of the building. The quality of workmanship is very much important in the structural performance of the buildings.

3. The existing buildings demarcated in the site plan as “to be demolished” has to be demolished by obtaining required permission from the local body before Commencement of construction.
4. As per GO cited in the reference 14, Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.”
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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 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.
8. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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 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 Directorate of Town and Country Planning Department is not the right organization to decide on this.
10. 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.

GENERAL CONDITIONS:

1. The Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from 30.01.2026 to 29.01.2034 (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 Commercial building (Departmental store) Building by his own expenses.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules.
9. 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.
10. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
11. 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 professional’s details at the place of construction.
12. 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.
13. Building final Approval order should be obtained from The Commissioner, Tirunelveli City Municipal Corporation.

14.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.

15. Government Registered Electrical Contractor must be employed for wiring works during construction.

FEES DETAILS

Charges Paid Details

S. No	Fees Details	Amount
1.	Scrutiny Fees	Rs.33,176/- dated.08.04.2024
2.	Centage Charge for Land	Rs.300/- dated.22.01.2026.
3.	Centage Charge for Building	Rs.12,000/-dated. 22.01.2026.
4.	Display Board Charges	Rs.10,000/-dated.22.01.2026.
5.	Infrastructure and Amenities Charges	Rs.36,08,625/-dated. 22.01.2026.
6.	Security Deposit	Rs.18,04,313/-dated. 22.01.2026.
7.	Shelter Charges	Rs.21,69,695/-dated. 22.01.2026.
8.	Development Charges for Land	Rs.21,192/-dated.22.01.2026.
9.	Development Charges for Building	Rs.1,22,530/-dated.22.01.2026
10.	CC Charges	Rs.1,31,880/-dated. 22.01.2026.
11.	OSR Charges	Rs.1,52,25,210/-dated. 13.01.2026.

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

To

1. The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.

Copy To:

M/s.Seyadu Beedi Company, Represented by Thiru.T.E.S.Fathu Rabbani ,
House Of Seyad, No:110/E/20/7,
North Bypass Road,Vannarpettai, Tirunelveli – 627003.

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.

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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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Deal Room

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

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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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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Every claim in this document traces back to a government record.

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.

