

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

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

Roc.No : SWP/BPA/398449/2024/TCP

Date: 20.12.2024.

Subject: Planning Permission – Commercial (Godown) Building - District Town and Country planning Office - Tirunelveli District - Tirunelveli Local Planning Area - Tirunelveli City Municipal Corporation – Thatchanallur ward office - Palayamkottai village - Survey No.122/2A, New Town Survey ward - AX, Block - 1, T.S.NO.1/11B, Vannarpettai Bye Pass Road Detailed Development plan No.1 - Site extent 1550.00sq.m. - Proposed construction of Godown (Tiles and Finished Good Packing Material Storage – G.I.Sheet Roof) Building with FSI Area 1078.80sq.m. - Planning Permission issued - forwarded for further action - Reg.

Reference:

1. Applicant Thiru.Amanullah online application No:SWP/BPA/398449/2024/, dated:20.11.2024.
2. G.O.No.86, Housing and Urban Development Department, dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, dated: 16.05.2017.
4. G.O.No.18, Housing and Urban Development Department, dated.04.02.2019.
5. G.O.No.18, Municipal Administration and Water Supply Department, dated.04.02.2019 and G.O.No.16, Municipal Administration and Water Supply Department, dated:31.01.2020.

20.12.2024 to 19.12.2032 (8 Years), and the boundary of the site is Demarcated as **‘ABCDEFGF’** with the following general and special conditions.

Proposal Details:

Area of Site – 1550.00sq.m.

FSI Area – 1078.80sq.m.

**Building details: Godown (Tiles and Finished Good Packing Material
Storage, G.I.Sheet Roof) Building**

S.No	Floor Details	F.S.I Area (Sq.m)	Non F.S.I Area (Sq.m)	Total Area (Sq.m)
1.	Proposed Ground Floor (Godown)	1078.80	-	1078.80
Total		1078.80	-	1078.80

$$\begin{aligned}\text{FSI} &= \frac{1078.80}{1550.00} \\ &= 0.696 < 2.0\end{aligned}$$

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 Registered 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. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

7. It is only the responsibility of the builders to ensure the stability of the Building.
8. As per Rule No. 9(1)(f) of Tamil Nadu Combined Development and Building Rules 2019, Before the Commencement of the Building work at site for which building permission has been granted, the owner shall within the validity period of building permission give notice to the authority, of his intention to start the work at the building site in Form.2 in Annexure –XIV. And also when the building construction reaches the Basement Level, Progress Certificate Form -3 should be submitted as per rule no.9 (2)(b).
9. According to G.O No 18, Municipal Administration and Water Supply Department, Dated- 04.02.2019, Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level itself. After Completion of the building works at site, the Completion Certificate to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections.

Conditions:

1. The planning permission is valid for eight years from the date of issue. Period of Planning Permission will be from 20.12.2024 to 19.12.2032 (8 years).
2. Solar Water Heating System should be installed in the proposed construction of Godown Building.
3. Parking as suggested in the building should be utilized as it is in the approved building plan.
4. The setback spaces should be fixed accordingly as seen on the plan sanctioned and mentioned therein.

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

16. 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

S.No.	Description	Amount& Date
1.	Development Charges for Land	Rs.6,800/-dt.19.12.2024.
2.	Development Charges for Building	Rs.10,790/- dt.19.12.2024.
3.	Centage Charge For Land	Rs.300/- dt.19.12.2024.
4.	Centage Charge for Building	Rs.1200/- dt.19.12.2024.
5.	Infrastructure and Amenities Charges	Rs.2,02,852/-dt.19.12.2024.
6.	Security Deposit Charges	Rs.10,14,26/- dt.19.12.2024.
7.	Completion Certificate Charges	Rs.11,614/- dt.19.12.2024.
8.	Display Board Charges	Rs.1,500/- dt.19.12.2024.
9.	Scrutiny Fees	Rs.4,483/- dt.20.11.2024.

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.
2. Thiru.Amanullah,
166, Kadar Maideen Pallivasal Street,
Pettai, Kadayanallur,
Tenkasi-627 751.

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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Verify My Land

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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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

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



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/tools



Services we run
for you
/services



The LandLens
suite
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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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OMR Thoraipakkam,
Chennai 600 097, India
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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.

