

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.



PROCEEDINGS OF JOINT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUNELVELI DISTRICT

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

Roc.No :SWP/BPA/683630/2025 **Date:14.01.2026.**

Subject: Industrial Building - District Town and Country Planning Office - Tirunelveli District - Tirunelveli Taluk - Manur Panchayat Union - Gangaikondan Village Panchayat - Gangaikondan Village - S.F.No: 1851part - SIPCOT Approved Layout No:SWP/45/2023 - Plot No:B-44/A - Site extent 11128.20 Sq.m - Proposed construction of Light Engineering and Fabrication Units with Painting (Manufacturing of Gym Equipments) Industrial building with FSI Area 4193.93 Sq.m - Green category with Installation of 235.15 H.P Motors - Technical Clearance issued - forwarded for further action - Reg.

Reference:

1. Applicant M/s Excel Engineers, online application No:SWP/BPA/683630/2025, dated:13.11.2025.
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.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
6. Circular from the Commissioner of Town and Country

- Planning, Roc No. 7486/2009/BA2, Dated: 16.04.2009.
7. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, Dated: 27.06.2012.
 8. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 9. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14.12.2017.
 10. Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR, Dated: 08.05.2019.
 11. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
 12. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, dated: 23.04.2022
 13. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, Dated: 22.01.2021.
 14. District Officer, Tamilnadu Fire and Rescue Service Department, Tirunelveli District letter PP NOC No: 5533/NOC/NMSB/2025, dated.13.10.2025.
 15. Demand Payment Request Letter, dated.22.12.2025.
 16. Applicant M/s Excel Engineers, Payment paid through online on 08.01.2026 and 13.01.2026.
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With reference to the 1st Cited letter, applicant has requested Technical Concurrence for the Proposed construction of Light Engineering and Fabrication Units with Painting (Manufacturing of Gym Equipments) Industrial Building in Tirunelveli District, Tirunelveli Taluk, Manur Panchayat Union, Gangaikondan Village Panchayat and Gangaikondan Village, S.F.No: 1851part, SIPCOT Approved Layout NO:SWP/45/2023, Plot No: B-44/A with Site extent of 11128.20 Sq.m and FSI Area 4193.93 Sq.m. with Installation of 235.15 H.P

The Technical Clearance is issued under section 47A of Town and Country Planning Act, 1971 with the following general and special conditions for the above

proposal and numbered as: **BP/TVLD No. SWP/09/2026**. The boundary of the site is demarcated as ‘**ABCD**’

Area of Site – 11128.20 Sq.m

Proposed Industrial Building:

Block Name	Floor Name	F.S.I Area (Sq.m)	Non F.S.I Area (Sq.m)	Total Area (Sq.m)
Block-1 (Factory)	Ground Floor	3623.61	-	3623.61
	Mezzanine Floor	283.13	-	283.13
Block-2 (Labour Room)	Ground Floor	180.95	-	180.95
Block-3 (Toilet)	Ground Floor	40.02	-	40.02
Block-4 (EB Room)	Ground Floor	48.00	-	48.00
Block-5 (Waiting Room)	Ground Floor	11.97	-	11.97
Block-6 (Watchman Booth)	Ground Floor	6.25	-	6.25
Total		4193.93	-	4193.93

$$\text{FSI} = \frac{4193.93}{11128.20} = 0.376 < 2.00$$

Special Conditions:

1. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
3. 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 Technical Concurrence. 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 dispute arises 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. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
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. 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 proposed 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. Proposed 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 Technical Concurrence 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.
6. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the Proposed building.
7. The drinking water over head tank should be equipped with preventive measures.
8. Fire prevention and fire fighting equipment should be provided in the proposed building 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 Proposed construction (GI Sheet Roof) 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 total terrace area.
12. Final Building Approval order shall be obtained from The President, Gangaikondan Village Panchayat, Tirunelveli District.
13. If any of the details given in the application for Technical Concurrence 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 Paid Details

Description	Amount & Date
1. Scrutiny Fees	Rs.25,079/- dt.13.11.2025.
2.Centage Charge For Land	Rs.300/- dt.08.01.2026.

3. Centage Charge for Building	Rs.3,100/- dt.08.01.2026
4. Infrastructure and Amenities Charges	Rs.7,88,660/- dt.08.01.2026
5. Development charges for land	Rs.33,387/- dt.13.01.2026
6. Development charges for Building	Rs.31,463/- dt.13.01.2026.
7.Display Board Charges	Rs.1,500 /- dt.13.01.2026.
8. Shelter Charges	Rs. 15,775/- dt.08.01.2026.

Joint Director,
District Town and Country Planning Office,
Tirunelveli.

To

1. The President,
Gangaikondan Village Panchayat,
Tirunelveli District.

2. Thiru.J.Solomon Rajakumar,
The Proporeitor
M/s Excel Engineers,
No.4 Sherine Nagar,
Reddiarpatti Road,
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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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.

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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



Every free tool
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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

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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.

