

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

Roc.No : SWP/BPA/0714019/2025/TCP

Date:19.02.2026.

Subject: Revised Planning Permission – Existing Constructed Commercial Office Building - District Town and Country planning Office - Tirunelveli District - Tirunelveli Local Planning Area - Tirunelveli City Municipal Corporation - Melapalayam Ward - Kulavanigarapuram Village – (Old T.S.Ward:4 – Block – 07 - Old T.S.No.549/44B) Ward - AV, Block - 54, T.S.No.142/1 - site extent of 809.36 sq.m – Existing/Proposed Constructed Commercial Office Building Proposed as Business Office Building - consisting of Basement Floor, Ground Floor + 3 Floors with FSI Area 1252.48sq.m. - Revised Planning Permission issued subject to condition - forwarded for further action – Reg.

Reference: 1. Applicant Thiru.S.H.Mohamed Noohu, online application No: SWP/BPA/0714019/2025, dated:01.12.2025.
2. Member Secretary, Tirunelveli Local Planning Authority, Tirunelveli proceeding order Roc. no: 468/2014 TLPA, dated:24.09.2014[P.P.No. P.P./L.P./B.P./TLPA.No:36/2014]
3. UAC Notice No.I, dated: 23.12.2015 and Notice No.II, dated: 22.07.2016
4. Notice issued under section 56(2A) and 57(4) of Tamilnadu Town and Country Planning Act,1971, dated:27.02.2017
5. W.P.(MD)No.4009/2017 and W.P.(MD)No.3187/2017 & 3188/2017, Before the Madurai bench of Hon'ble Madras High Court order dated:08.03.2017

6. UAC Notice No.II, dated: 30.03.2017
7. The applicant Thiru.S.H.Mohamed Noohu, Appeal application letter, received dated:19.04.2018(submitted to government)
8. Additional Secretary(Technical), Housing and Urban Development Department, Secretariat, Chennai Govt. letter no.8739/U.D4(1)/2018-1, dated:07.05.2018
9. Member Secretary (i/c), Tirunelveli Local Planning Authority, Tirunelveli letter Roc. no: 1495/2015 TLPA, dated:21.03.2018, 20.12.2018 and 26.09.2019
- 10.Additional Secretary(Technical), Housing and Urban Development Department, Secretariat, Chennai Govt. letter no.22902/U.D4(1)/2018-1, dated:12.12.2018
- 11.Applicant Thiru.S.H.Mohamed Noohu letter, dated:23.10.2019.
- 12.Member Secretary (i/c), Tirunelveli Local Planning Authority, Tirunelveli letter Roc. no: 2058/2019 TLPA, dated:07.11.2019
- 13.G.O.No.86, Housing and Urban Development Department, dated: 28.03.2012.
- 14.G.O.No.85, Housing and Urban Development Department, dated: 16.05.2017.
- 15.G.O.No.18, Housing and Urban Development Department, dated: 04.02.2019.
- 16.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.
- 17.Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/BA2, dated:16.04.2009.
- 18.Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, dated:27.06.2012.
- 19.Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, dated:22.09.2017.
- 20.Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR, dated: 08.05.2019.
- 21.Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, dated: 14.12.2017.
- 22.G.O.No.1, Housing and Urban Development Department, dated: 05.01.2021.

23. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, dated: 22.01.2021.
24. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, dated: 23.04.2022.
25. Demand Payment Request Letter through online, dated. 12.02.2026.
26. Applicant Thiru.S.H.Mohamed Noohu, payment paid through online on dated. 13.02.2026.
27. Local Planning Authority Resolution No. 24. dated. 16.02.2026.

With reference to the above, The applicant Thiru.S.H.Mohamed Noohu, vide online application No: SWP/BPA/0714019/2025, dated: 01.12.2025 submitted application for the Revised planning permission of the Existing Constructed Commercial Office Building as Proposed Business Office Building and the previous approval details and the brief history of the aforesaid Building is stated as follows:

In the proceeding order 2nd cited in the reference, the planning permission was issued for the proposed construction of Stilt + 4 floors, but the building was constructed in contravention to the approved plan as semi-basement+4 floors instead of stilt + 4 floors. Following this, UAC Notice No.I, and Notice No.II, were issued on 23.12.2015 and 22.07.2016 respectively by Local Planning Authority and an order to seal the said construction, a 24-hour notice was issued in the reference 4th cited and accordingly the said Deviated/unauthorized building was sealed on 01.03.2017.

In the reference 5th cited, In the Judgement in W.P.(MD)No.4009/2017 and W.P.(MD)No.3187/2017 & 3188/2017 before the Madurai bench of Hon'ble Madras High Court dated: 08.03.2017 it is ordered as follows,

“In fine, this writ petition is allowed without costs and the impugned notice dated 27.02.2017 issued by the first respondent is quashed. However, the first respondent is at liberty to issue a fresh notice as contemplated under Law, and until the proceeding which is going to be initiated against the petitioner is completed, the petitioner is strictly directed not to continue construction work. Consequently, connected Miscellaneous Petitions are closed.”

Following the court order, the building was de sealed on 16.03.2017 and fresh notice no.II was issued in the reference 6th cited.

Subsequently the site was inspected on 18.12.2017, it was found that applicant violated the court order, carried out the construction work on the third floor Following this, a notice no. II was issued on 20.12.2017.

Thereafter the construction has been built in violation of the rules and based on the notices issued from this office, the above building was locked and sealed on 21.03.2018 in the presence of Corporation, Revenue Department, and Police officials.

After that the applicant has appealed to the government under section 80A of the Tamilnadu Town and Country Planning Act, 1971 in the reference 8th cited, it is ordered that After due consideration, the government permits the removal of the seal and closure order for a period of three months, subject to the condition that necessary modifications are made to the petitioner's building on 07.05.2018. Following the government order, the building was de sealed on 20.06.2018.

After that the applicant has requested a further extension of time to remove the sealing of his building to the government, the petitioner's request was considered, as an interim decision, has granted time until 31.01.2019 to rectify the rule violations. At the same time, the Local Planning Authority is requested to conduct a site inspection of the petitioner's property and submit a report to the government regarding the changes made so far, the work required to comply with the rules again, and the time needed for this. Following the government instruction, the report was submitted on 20.12.2018 to the government the letter in the reference 9th cited.

After that the applicant has stated that he has modified the building according to the rules within the stipulated time frame (31.01.2019), and has prepared the building plan and submitted it to the Member Secretary, Tirunelveli Local Planning Authority on 10.12.2018 and also stated that according to the new Tamil Nadu Combined Development and Building Rules 2019, issued in G.O.(Ms) No.18, Municipal Administration and Water Supply Department, dated 04.02.2019, and based on the e-DCR report, the front setback is affected at 6.24 meters, the FSI is 1.649 which is less than 2, and the side setbacks are not in violation of the rules. Therefore, the applicant has requested the Government to issue appropriate orders to the Tirunelveli Local Planning Authority to grant approval for his revised plan application.

Therefore, after careful consideration the Government Ordered the Member Secretary, Tirunelveli Local Planning Authority, to examine and take action on the revised plan approval application submitted by applicant, in accordance with the currently applicable new Tamil Nadu Combined Development and Building Rules 2019, issued in G.O.(Ms) No.18, Municipal Administration and Water Supply Department, dated 04.02.2019. Following the government instruction, the Member Secretary(i/c), Tirunelveli Local Planning Authority requested the applicant on 26.09.2019 to submit the revised planning permission proposal in accordance with the TNCDBR-2019 rules through the letter in the reference 9th cited.

After that, with reference to the 1st Cited application, applicant has requested for the Revised Planning Permission for the Existing constructed Business Office Building

(consisting of Basement Floor, Ground Floor + 3 Floors) in Tirunelveli District, Tirunelveli Local Planning Area, Tirunelveli City Municipal Corporation, Melapalayam Ward, Kulavanigapuram Village,(Old T.S.Ward:4 – Block – 07 - Old T.S.No.549/44B) Ward - AV, Block - 54, T.S.No.142/1, site extent of 809.36 sq.m, with FSI Area of 1252.48 sq.m.

In the continuation the boundary of the site has been marked as ‘ABCDE’ and the Revised planning permission for the Existing constructed/Proposed construction Business Office Building has been issued with Planning permission No:**PP/BP/TLPA No.SWP/34/2026** [Which revises the planning permission no: (P.P./L.P./B.P./TLPA.No:36/2014.dated.24.09.2014) and the planning permission period is valid **from 19.02.2026 to 18.02.2034 (8 Years)**, with the following general and special conditions.

Existing Approved Details:

Area of Site - 809.36 sq.m.
 Stilt Area - 283.93 sq.m.
 Ground Floor Area - 283.93 sq.m.
 First Floor Area - 283.93 sq.m.
 Second Floor Area - 283.93 sq.m.
 Third Floor Area - 283.93 sq.m.
 Head Room Area - 52.66 sq.m
 Existing Approved FSI Area – 1135.72 sq.m.

Building details : Revised area details of Existing constructed/Proposed construction of Business Office Building.

<u>Details</u>	Existing Approved Area Sq.m		Additionally constructed Area/New Proposed in Sq.m		Total Area in Sq.m	
	FSI	Non FSI	FSI	Non FSI	FSI	Non FSI
Basement Floor Area(Parking)	---	---	---	280.25	-----	280.25
Stilt Floor Area	-----	283.93	----	-----	----	-----
Existing Ground Floor Area	283.93	-----	11.07	-----	295.00	-----

Existing First Floor Area	283.93	-----	35.23	-----	319.16	-----
Existing Second Floor Area	283.93	---	35.23	-----	319.16	-----
Existing Third Floor Area	283.93	---	35.23	-----	319.16	-----
Head Room Area	-----	52.66	-----	-(7.36)		45.30
Total Area	1135.72	336.59	116.76	272.89	1252.48	325.55
	1472.31		389.65		1578.03	

$$\begin{aligned}
 \text{FSI} &= \frac{1252.48}{809.36} \\
 &= 1.547 < 2.0
 \end{aligned}$$

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.
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.

3. 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.
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 arises/ 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 appropriate 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.
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, 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 Revised planning permission is valid for eight years from the date of issue. Period of Planning Permission will be from 19.02.2026 to 18.02.2034 (8 years).

2. Solar Water Heating System should be installed in the Existing/proposed Construction of Business Office 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.
5. The Existing/proposed Construction of Business Office Building should 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.
6. 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.
7. Owner/occupier should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the Existing/proposed Construction of Business Office Building by his own expenses.
8. The drinking water over head tank, well and Bore well located in the plot should be equipped with preventive measures.
9. Fire prevention and fire fighting equipment should be provided in the proposed construction as required by law.
- 10.As per G.O.No.341, Municipal Administration and Water Supply Department, Dated:03.11.2004, “U” Trap should be installed in septic tank.
- 11.Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
- 12.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.
- 13.Final building 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.
- 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

Description	Amount& Date
1. Development Charges for Land	Rs.3,316. dated.13.02.2026
2. Development Charges for Building	Rs.15,900. dated.13.02.2026
3. Centage Charge For Land	Rs.600 dated.13.02.2026
4. Centage Charge for Building	Rs.4,500 dated.13.02.2026
5. Infrastructure and Amenities Charges	Rs.24,220 dated.13.02.2026
6. Security Deposit Charges	Rs.1,18,910 dated.13.02.2026
7. CC Charges	Rs.17,114 dated.13.02.2026
8. Display Board Charges	Rs.1,500 dated.13.02.2026
9. Scrutiny Fees	Rs.4,355 dated.01.12.2025
10.OSR Fees	Rs.11,54,610 dated.11.02.2026

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.
2. Thiru.S H Mohamed Noohu,
179A, Pandaga Salai,Karanar Street,
Kauyalpattinam, Thoothukudi -628204

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.

[/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.

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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

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The LandLens
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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

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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.

