

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.K.Mookaiah, B.E., M.Tech,

Roc. No: SWP/BPA/745992/2026, Date: 26 .02.2026.



SUBJECT:

COMMERCIAL BUILDING – District Town and Country Planning Office - Tirunelveli District - Vannarpettai Palayamkottai Detailed Development Plan No.2 - Palayamkottai Taluk- Tirunelveli City Municipal Corporation – Thatchanallur Ward - Palayamkottai Village – Old SF.No.862/1A, 862/1B, 862/2pt, 863/1, 863/2, 863/3, 875pt - New ward: AY - Block:17 - T.S.No.36/2, 37/1, 38, 42 - Site Extent of 5648.00 sq.m – FSI area of 11188.46 sq.m - Proposed Commercial (Retail Shop) Building - Technical concurrence issued by Directorate of Town and Country Planning - Planning Permission issued - forwarded for further action - Regarding.

REFERENCE:

1. Applicant Thiru.Balasubramaniyan and Tmt.Parvathy, Online Application Reference No. SWP / BPA / 745992 / 2026, Dated:06.01.2026, 03.02.2026 & 17.02.2026.
2. The Joint Director, Tirunelveli District Town and Country Planning Office, Inspection Report of Online Application No: SWP / BPA / 745992 / 2026, Dated:09.01.2026
3. Technical Concurrence issued by the Director of Town and Country Planning, Chennai through online vide Roc.No: SWP / BPA / 745992 / 2026, dated.18.02.2026.
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. 21075/2009/BA1, Dated: 27.06.2012.
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. 12201/2017/BA1, Dated: 22.09.2017.

14. Director of Town and Country Planning, Chennai circular Letter
Roc No. 4326/2019/BA2, Dated: 05.02.2020.

15. District Officer, Fire & Rescue Services, Tirunelveli, PP NOC
No:7547/NOC/NMSB/2026, Dated:23.01.2026.

16. Demand payment request Letter, dated.20.02.2026.

17. Applicant Thiru.Balasubramaniyan and Tmt.Parvathy Letter
Dated.23.02.2026.

18. Tirunelveli Local Planning Authority Resolution No.22,
dated.16.02.2026.

ORDER:

An application seeking planning permission for the construction of a commercial building (Retail Shop) in the land bearing Old SF.No.862/1A, 862/1B, 862/2pt, 863/1, 863/2, 863/3, 875pt , New ward: AY - Block:17 , T.S.No.36/2, 37/1, 38, 42 at Palayamkottai Village, Thatchanallur Ward, Tirunelveli City Municipal Corporation of Palayamkottai Taluk, Tirunelveli District was received through single window portal of this department vide under reference 1st cited above and duly processed under the rules and regulations stipulated in the Tamilnadu combined Development and Building Rules,2019 and its subsequent amendments and submitted through online portal to the Directorate of Town and country Planning vide under reference 2nd cited above. The Directorate of Town and country Planning, Chennai has conveyed its consent for the said proposal by giving number as “B.P / DTCP No: 118 / 2026” vide under reference 3rd cited above.

The area statement for the Proposed Commercial (Retail Shop) building is as below;

Area of the Site – 5648.00 Sq.m.

Building area details:

S.No	Description	FSI area in sq.m	Non FSI area in sq.m	Total Buildup Area in sq.m
1.	Basement Floor	-	3266.06	3266.06
2.	Ground Floor	2764.85	-	2764.85
3.	First Floor	2807.87	-	2807.87
4.	Second Floor	2807.87	-	2807.87
5.	Third Floor	2807.87	-	2807.87
6.	Terrace Floor (Head Room)	-	229.45	229.45
Total Area		11188.46	3495.51	14683.97

Total FSI Area - 11188.46 sq.m
Total Built Up Area - 14683.97 sq.m

$$\begin{aligned} \text{F.S.I} &= \frac{11188.46}{5648.00} \\ &= 1.981 < 2.00 \end{aligned}$$

PARKING DETAILS:

Provided Car Parking - 167 Nos
Provided Two Wheelers Parking – 167 Nos
(Including 17Nos PCP and EV parking).

OSR DETAILS:

OSR Area – 564.8 Sq.M. – (Amount to be paid)

The commercial building (Retail Shop) is proposed to be situated at Tirunelveli District, Palayamkottai Taluk, Thatchanallur Ward, Palayamkottai Village, Old SF.No.862/1A, 862/1B, 862/2pt, 863/1, 863/2, 863/3, 875pt , New ward: AY , Block:17, T.S.No.36/2, 37/1, 38, 42 spreading over the Site Extent of 5648.00 sq.m with FSI area of 11188.46 sq.m. The Site approval is given by earmarking the site boundary from “A to L” and Planning Permission under section 49 of Town and Country Planning Act, 1971 for the commercial building is given by assigning the Concurrence No. as **P.P/B.P/TLPA No: SWP/40/2026**, from **26.02.2026 to 25.02.2034 (8 Years)**. (3 Sheets) with the following Special and General Conditions:

SPECIAL CONDITIONS:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection Certificates obtained from the state Government Departments must be fulfilled scrupulously.
3. Planning Permission/Technical concurrence 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 of Tamil Nadu combined development and building rules,2019 (TNCD&BR,2019).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 as prescribed TNCD & BR, 2019.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

5. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this Technical Clearance / Planning Permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant alone verified towards the applicant's entitlement to develop in the site. If any person wishes to purchase the property, he/she must individually ascertain the ownership of the applicant's property. Also, if anyone claims rights over the property, the same shall be settled before the appropriate legal forum. The Directorate of Town and Country Planning Department is not the appropriate forum to decide on this.

GENERAL CONDITIONS:

1. The Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from 26.02.2026 to 25.02.2034 (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 and 57 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 Building Licence, 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 shall 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

S. No	Fees Details	Amount
1.	Scrutiny Fees	Rs.37,840/- dated.06.01.2026.
2.	Centage Charge for Land	Rs.1,500/- dated.21.02.2026.
3.	Centage Charge for Building	Rs.6,00/-dated.21.02.2026.
4.	Display Board Charges	Rs.1,500/-dated.23.02.2026.
5.	Infrastructure and Amenities Charges	Rs.21,03,720/-dated.21.02.2026.
6.	Security Deposit	Rs.10,51,860/-dated.23.02.2026.
7.	Shelter Charges	Rs.40,11,790/-dated. 21.02.2026.
8.	Development Charges for Land	Rs.22,592/-dated. 23.02.2026.
9.	Development Charges for Building	Rs.1,46,850/-dated.23.02.2026.
10.	CC Charges	Rs.1,58,055/-dated.23.02.2026.
11	OSR Charges	Rs.1,31,75,880/-dated.20.02.2026.

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

To

1. The Commissioner,
Tirunelveli City Municipal Corporation.

Enclosure:

Original Map and Condition – 1set

Copy To:

Thiru.Balasubramaniyan and Tmt.Parvathy
S/o N.Namasivayam,
No:463 10th East Cross Street,
Anna Nagar,
Madurai - 625020

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.

[/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.

[/landlens/property-tracker](#)



Deal Room

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

[/landlens/deal-room](#)



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
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

