

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.



011,

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,

Loc.No:SWP/BPA/751341/2026

Date: 27.02.2026

Subject : **COMMERCIAL BUILDING** – District Town and Country Planning Office - Tirunelveli District - Tirunelveli Local Planning Authority - Tirunelveli City Municipal Corporation – Thatchanallur ward - Melaveeraragavapuram Village - Ward No: AJ - Block No:20 -T.S.No:1455/7 – Swamy Nellaiappar High road Detailed Development Plan No:3 - site extent of 295.41sq.m - Proposed Construction of Commercial Shop Building with FSI Area 318.34sq.m (stilt +2) after demolishing existing building. - Planning Permission issued - forwarded for further action - Regarding.

Reference :

1. Applicant Thiru.B.Ram Shankar online application No: SWP/BPA/751341/2026, Dated:10.01.2026.
2. The Joint Director, Tirunelveli District Town and Country Planning Office, Inspection Report of Online Application No: SWP/BPA/751341/2026, Dated:12.01.2026.
3. G.O.No.86, Housing and Urban Development Department, dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, dated: 16.05.2017.
5. G.O.No.18, Housing and Urban Development Department, dated: 04.02.2019.
6. 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.
7. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, dated:16.04.2009.
8. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, dated:27.06.2012.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, dated:22.09.2017.
10. Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR, dated: 08.05.2019.
11. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, dated: 14.12.2017.
12. G.O.No.1, Housing and Urban Development Department, dated: 05.01.2021.
13. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, dated: 22.01.2021.

14. District Officer, Tamil Nadu Fire and Rescue Service Department, Tirunelveli District letter PP NOC No:7392/NOC/NMSB/2026, dated.27.01.2026.
15. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, dated: 23.04.2022.
16. OSR amount paid through online dated: 19.02.2026.
17. Demand payment request Letter through online, dated.06.02.2026.
18. Applicant Thiru.B.Ram Shankar Payment paid through online on 23.02.2026.
19. Tirunelveli Local Planning Authority Resolution No.15, dated.16.02.2026.

An application seeking planning permission for the construction of a commercial shop building in the land bearing T.S.No: 1455/7, Block No:20, Ward No: AJ at Melaveeraragavapuram Village, Thatchanallur Ward, Tirunelveli City Municipal Corporation of Tirunelveli 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. The following order is issued.

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

Area of the Site – 295.41 Sq.m.

Building details : Commercial Shop Building

S.No	Floor Details	F.S.I Area (Sq.m)	Non F.S.I Area (Sq.m)	Total Area (Sq.m)
1.	Pro.Stilt Floor area	-	159.17 (Parking)	159.17
2.	Pro.First Floor area	159.17	-	159.17
3.	Pro. Second Floor area	159.17	-	159.17
4.	Head room area	-	28.87	28.87
Total		318.34	188.04	506.38

$$\begin{aligned}
 \text{FSI} &= \frac{318.34}{295.41} \\
 &= 1.08 < 2.00
 \end{aligned}$$

PARKING DETAILS:

Provided Car Parking - 6 Nos

Provided Two Wheelers Parking – 6 Nos

OSR DETAILS:

OSR Area – 29.541 Sq.M. – (Amount to be paid)

The commercial Shop building is proposed to be situated at Tirunelveli District, Tirunelveli Taluk, Thatchanallur Ward, Melaveeraragavapuram Village at Ward No: AJ, Block No:20, T.S.No: 1455/7 spreading over the Site Extent of 295.41sq.m with FSI area of 318.34 sq.m. The Site approval is given by earmarking the site boundary from “A to E” 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/41/2026**, from **27.02.2026 to 26.02.2034 (8 Years)**. (4 Sheets) with the following Special and General Conditions:

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/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.

6. 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.
7. 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.
8. 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.
9. It is only the responsibility of the builders to ensure the stability of the Building.
10. 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).
11. 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

General Conditions:

1. The planning permission is valid for eight years from the date of issue. Period of Planning Permission will be from 27.02.2026 to 26.02.2034 (8 years).
2. Solar Water Heating System should be installed in the proposed Shop 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 proposed Shop 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 and 57 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 proposed Retail Shop 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.
17. The scrutiny, adequacy of various parameters were examined and approved by my predecessor and therefore, its entire responsibility shall rest over my predecessor as for as admissibility etc.

Fees Details:

Description	Amount& Date
1. Development Charges for Land	Rs.1,184/-dt.23.02.2026.
2. Development Charges for Building	Rs.5,070/- dt.23.02.2026
3. Centage Charge For Land	Rs.300/-dt.23.02.2026
4. Centage Charge for Building	Rs.1000/- dt.23.02.2026.
5. Infrastructure and Amenities Charges	Rs.59,972/-dt.23.02.2026.
6. Security Deposit charges	Rs.29,986/- dt.23.02.2026.
7. Display Board Charges	Rs.1,500/- dt.23.02.2026.
8. OSR Charges	Rs.3,46,817/-dt.20.02.2026.
9. Scrutiny Fees	Rs.1,568/- dt.10.01.2026.
10. CC Charges	Rs.5,457/- dt.23.02.2026.

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.Ram Shankar,
S/o R.Balasubramaniyan,
Door.No.19/14,
3rd Main Road,
Maharajanagar,
Palayamkottai,
Tirunelveli – 627 011.

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.

