

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.



JOINT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUNELVELI DISTRICT

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Roc.No : SWP/BPA/849877/2026,

Date:21.07.2026.

Subject: Commercial Building – Planning Permission – District Town and Country Planning Office – Tirunelveli District – Tirunelveli Local Planning Authority – Tirunelveli City Municipal Corporation – Vellakovil Village – Tatchanallur Ward – Ward AY Palayamkottai Part-6 – Block 20 – T.S.No. 4/2 Part (Old T.S. Ward 6, Block 1, T.S.No. 4, Old SF.No. 236 Part) – North Bye-Pass Road, Vannarapettai – Site extent: 645.87 Sq.m – Proposed construction of MS/HSD Retail Outlet (Petrol/Diesel) building and installation of 5.0 H.P Electric Motor and 20 K.W Diesel Generator (standby) for petrol bunk – FSI Area: 295.55 Sq.m – Planning Permission issued – forwarded for further action – Reg.

Reference:

1. Applicant Mr.P.Sankararamalingam online application No: SWP/BPA/849877/2026, dated:15.05.2026
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. Commissioner of Police, Tirunelveli City Letter No. G6/5387/4/2024 dated.09.11.2024
15. Demand Payment Request Letter, dated.10.07.2026.
16. Demand Paid, Dated.13.07.2026.

With reference to the 1st cited application, the applicant Thiru P. Sankararamalingam has requested Planning Permission for the proposed construction of an MS/HSD Retail Outlet (Petrol/Diesel) building with installation of 5.0 H.P Electric Motor and 20 K.W Diesel Generator (standby) in Tirunelveli District, Tirunelveli City Municipal Corporation, Vellakovil Village, Tatchanallur Ward, Ward AY Palayamkottai Part-6, Block 20, T.S.No. 4/2 Part (Old T.S. Ward 6, Block 1, T.S.No. 4, Old SF.No. 236 Part), abutting the 45.00 m North Bye-Pass Road, with a site extent of 645.87 Sq.m and a total FSI area of 295.55 Sq.m.

As per the Parent Document No. 3110/1962, the total extent of the parent survey number was observed as 46 cents (1863 Sq.m), which is less than 3000 Sq.m as on 01.01.1980; hence Open Space Reservation (OSR) is not applicable to the site. The land

owner Thiru P. Sankararamalingam himself has been included as the Applicant in the planning permission application and connected records. The proposal has been verified with the provisions of the Tamil Nadu Combined Development and Building Rules, 2019.

Planning Permission is issued under Section 49 of the Tamil Nadu Town and Country Planning Act, 1971 with the following general and special conditions for the above proposal and numbered as: **PP/BP/TVLD No. SWP/79/2026**. The boundary of the site is demarcated as 'A to D'.

Area of Site – 645.87 Sq.m

FSI Area – 295.55Sq.m

Building Details:

Block Number	Description	F.S.I Area (Sq.m)	Non-F.S.I Area (Sq.m)	F.S.I Area (Sq.ft)
Block I – Ground Floor	Petrol Bunk – Office (38.74 Sq.m) and Canopy (256.81 Sq.m)	295.55	–	3181.27
Total		295.55	–	3181.27

$$\begin{aligned}
 \text{FSI} &= \frac{295.55}{645.87} \\
 &= 0.457 < 2.00
 \end{aligned}$$

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 (including PESO, Police, Fire and Rescue Services and the road owning authority) 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. Technical Concurrence 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 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 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 applicant / builders to ensure the stability of the building and canopy structures.
9. The proposed construction of the MS/HSD Retail Outlet (Petrol/Diesel) building shall be built without change of use or any deviations. If any deviations / additions or changes in the plan are required, revised plans shall be submitted and fresh Planning Permission shall be obtained. In case of failure, action will be taken under Section 56 and Section 57 of the Tamil Nadu Town and Country Planning Act, 1971.

Conditions:

1. Solar Water Heating System should be installed in the proposed construction of Industrial building for Manufacturing of Water Storage Tank.
2. Parking as suggested in the building should be utilized as it is in the approved Industrial Building plan.

3. The Openings shown on the plot should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
4. Proposed construction of Industrial 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 construction of Industrial building for Manufacturing of Water Storage Tank.
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 construction of Industrial building for Manufacturing of Water Storage Tank 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 the upper floor area for one Kilowatt of electricity.
12. Final Building Approval order shall be obtained from The Commissioner, Tirunelveli Corporation, Tirunelveli District.
13. If any of the details given in the application for Technical Clearance 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/Charges Paid Details:

Description	Amount& Date
1. Scrutiny Fees	Rs.1500/- dt.15.05.2026.
2.Centage Charge for Land	Rs.300/- dt.13.07.2026.
3.Centage Charge for Building	Rs.1000/- dt.13.07.2026
4. Infrastructure and Amenities Charges	Rs.55648/- dt.13.07.2026
5. Development charges for land	Rs.2584.00/- dt.13.07.2026
6. Development charges for Building	Rs. 2960.00 /- dt.13.07.2026
7. Display Board Charges	Rs.1,500 /- dt.13.07.2026
8. CC Charges	Rs.3186.00/- dt.13.07.2026
9.Security Deposit Charges	Rs.27824.00/- dt.13.07.2026

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

To

1. Commisioner,
Tirunelveli Corporation,
Tirunelveli District.
2. Tr P Sankararamalingam,
50B, Pandiyapuram South Street,
Pettai village I, Tirunelveli.

Eight ways to know a piece of land before you pay for it.

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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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What you are allowed to build here: floor space, height, coverage and setbacks.

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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.

