

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**

Roc.No : SWP/BPA/873768/2026

Date:20.08.2026

Subject: Industrial Building - District Town and Country Planning Office - Tirunelveli District – Radhapuram Taluk – Valliyur Town Panchayat – Vadakku Valliyur Part-I Village – SIDCO Industrial Estate – Plot D.P.No.96 – R.S.No.1662/4 – Site extent: 990.63 Sq.m – Industrial building for Lathe and Welding Industry (White Industry) with installation of 27 H.P electric motors with machineries of “M/s. Rose of Sharon” with FSI area 317.10 Sq.m - Technical Clearance issued - forwarded for further action - Reg.

Reference:

1. Applicant Tr. J. Arumuga Durai online application No: SWP/BPA/873768/2026, dated: 14.06.2026.
2. G.O.Ms.No.18, Municipal Administration and Water Supply Department, dated: 04.02.2019 and G.O.Ms.No.16, Municipal Administration and Water Supply Department, dated: 31.01.2020.
3. G.O.Ms.No.225, Housing and Urban Development Department, dated: 26.11.2024 and
4. G.O.Ms.No.154, Housing and Urban Development [UD4(1)] Department, dated: 07.10.2025.
5. G.O.Ms.No.171, Housing and Urban Development Department, dated: 30.10.2025.
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O. No.18, Housing and Urban Development Department, Dated: 04.02.2019.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14.12.2017.

13. Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR, Dated: 08.05.2019.
14. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
15. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, dated: 23.04.2022
16. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, Dated: 22.01.2021.
17. SIDCO approved layout, DTCP Approval No.44/2011 with handing over of Plot D.P.No.96 to M/s. Rose of Sharon.
18. District Officer, Fire and Rescue Services, Tirunelveli District, PP NOC No.10820/NOC/NMSB/2026, dated: 10.08.2026 (Token ID: 401562).
19. Demand Payment Request Letter, dated: 12.08.2026.
20. Demand paid, dated: 18.08.2026.

With reference to the 1st cited application, the applicant Tr. J. Arumuga Durai has requested Technical Clearance for the proposed construction of Industrial building for Lathe and Welding Industry (White Industry) with installation of 27 H.P electric motors with machineries of “M/s. Rose of Sharon” in Tirunelveli District, Radhapuram Taluk, Valliyur Town Panchayat, Vadakku Valliyur Part-I Village, SIDCO Industrial Estate, Plot D.P.No.96, R.S.No.1662/4, with site extent of 990.63 Sq.m and total FSI area of 317.10 Sq.m.

Technical Clearance is issued under Section 49 of the Tamil Nadu Town and Country Planning Act, 1971 with the following Special and General Conditions for the above proposal and numbered as: **BP/IB/TVLD No. SWP/94/2026**. The boundary of the site is demarcated as ‘A to D’ and the site is approved.

Proposal Details:

Area of Site – 990.63 Sq.m

Proposed Industrial Building Area Details:

Block / Floor	F.S.I Area (Sq.m)	Non-F.S.I Area (Sq.m)	Total Area (Sq.m)	Total Area (Sq.ft)
Ground Floor (Lathe Workshop)	317.10	-	317.10	3413.26
Head Room	-	17.20	17.20	185.14
Total	317.10	17.20	334.30	3598.40

$$FSI = 317.10 / 990.63 = 0.32 < 2.00$$

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 Certificate cited in the reference issued by the District Officer, Fire and Rescue Services, Tirunelveli District must be followed scrupulously.

3. The building shall be used only for the Lathe and Welding industrial activity (White Industry) as per Annexure - V read with Rule 36(1) of TNCDDBR, 2019 as amended, with electrically operated machinery only (27 H.P as per approved plan) and without casting, forging, heat treatment, metal surface finishing or spray painting. Any change of activity attracting Green / Orange / Red category requires revised approval and TNPCB Consent. If any D.G. set above 10 KVA capacity is installed, Consent shall be obtained from TNPCB.

4. Technical Clearance is issued in accordance with the provisions of the Town and Country Planning Act and the rules made thereunder and does not cover the structural stability aspects including safety during construction, which are covered under the Building Rules under the Local Bodies Act. The applicant / developer and the Registered Engineer / Structural Engineer associated with the development shall ensure that the development is structurally sound and adequate safety measures are taken during construction.

5. As per Circular No.12544/14/CB dated: 04.07.2014, the Town and Country Planning Department has not legally certified the title of ownership by granting Technical Clearance. Only the applicant's entitlement to develop is verified from the documents submitted. Any dispute over rights shall be settled before the competent Civil Court.

6. The provisions of 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.

Conditions:

1. The proposed industrial building shall be built without change of use or any deviation. If any deviation / addition or change in plan is required, revised plans shall be submitted and revised approval obtained; in case of failure, action will be taken under Sections 56 and 57 of the Tamil Nadu Town and Country Planning Act, 1971.

2. Parking area shown in the approved plan shall be utilised for parking purpose only.

3. Rain water harvesting facilities shown in the approved plan must be implemented as per G.O.Ms.No.18, Municipal Administration and Water Supply Department, dated: 04.02.2019.

4. As per the affidavit dated 08.05.2026, the applicant shall provide STP / waste water recycling system, bore well and drinking water supply at his own cost; sewage shall be disposed of without causing nuisance and the drinking water overhead tank shall be equipped with preventive measures.

5. As per G.O.No.341, Municipal Administration and Water Supply Department, dated: 03.11.2004, "U" trap should be installed in the septic tank.

6. Fly ash bricks and materials should be used in the proposed construction as per Environment and Forest Department Notification.

7. As per G.O.17, Housing and Urban Development Department, dated: 05.02.2016, Solar Photo Voltaic panels should be installed at least on 1/3rd of the upper floor area.

8. As per G.O.Ms.No.171, Housing and Urban Development Department, dated: 30.10.2025, a minimum of 10% of parking spaces shall be earmarked for Electric Vehicles with charging points.

9. Fire prevention and firefighting equipment should be provided in the proposed industrial building as required by law.

10. Government Registered Electrical Contractor must be employed for wiring works during construction.

11. A display board of size 60 cm x 120 cm showing site, building and professional details shall be erected at the construction site.
12. Final Building Approval order shall be obtained from the Executive Officer, Valliyur Town Panchayat, 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. The portion of construction already commenced at site shall strictly conform to the approved plan and setbacks; any non-conforming portion shall be rectified before proceeding further.
15. This Technical Clearance is valid for five years from the date of issue as per Rule 14 of TNCDBR, 2019.
16. 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.2,155/-	14.06.2026
2. Development Charges for Land	Rs.2,973/-	18.08.2026
3. Development Charges for Building	Rs.2,505/-	18.08.2026
4. Display Board Charges	Rs.1,500/-	18.08.2026
5. Infrastructure and Amenities Charges	Rs.59,784/-	18.08.2026
6. Collections - DoTP	Rs.1,000/-	18.08.2026
7. Shelter Charges	Rs.2,607/-	18.08.2026

Enclosure: Approved plan and conditions – 1 set.

To

The Executive Officer,
Valliyur Town Panchayat,
Radhapuram Taluk, Tirunelveli District.

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

Copy to:

1. Tr. J. Arumuga Durai, No.7, Nadar Street, Meenakshipuram, Eruvadi (for M/s. Rose of Sharon).
2. The Branch Manager, SIDCO Industrial Estate, Vadakku Valliyur.
3. Spare / File.

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Guideline value by survey

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