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REFERENCE
SWP/BPA/937453/2026

ISSUED
27 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 458/1B and 2 more

Kulavanigarpuram, Palayamkottai taluk

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.

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DIGITALLY VERIFIED RECORD

DISTRICT TOWN AND COUNTRY PLANNING

OFFICE, TIRUNELVELI DISTRICT.

ONLINE BUILDING PLAN APPLICATION

PLANNING PERMISSION / TECHNICAL

CONCURRENCE FOR

APPLICATION NUMBER : SWP/BPA/0937453/2026

Subject: **Affordable Housing for Residential Apartment Building** - Planning Permission - District Town and Country planning Office - Tirunelveli District - Tirunelveli Local Planning Authority - Palayamkottai Taluk - Tirunelveli Corporation - Melapalayam ward - Approved Layout L.P.H/D.T.P. No. 130/1966 - Kulavanigarpuram Village - Old S.no. 458/1B Part & 457/4 - New Ward no. BM - Block No. 3 - T.S.No. 7 – Plot No. 6 - site extent of 1039.00sq.m. - Proposed Construction of Affordable Housing for Residential Apartment Building with FSI Area 2893.22 sq.m. - Planning Permission issued - forwarded for further action - Reg.

Reference:

1. Applicant M/s. Sharada Estates Builders and Promoters Private Limited online application No: SWP/BPA/0937453/2026, dated:27.08.2026
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.No.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 Director of Town and Country Planning, Roc No. 8557/2019/GR, dated: 08.05.2019.
10. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, dated: 14.12.2017.

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. 14084/2017/CP, dated: 22.01.2021.
13. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, dated: 23.04.2022.
14. Demand payment request Letter through online, dated.20.10.2026.
15. Applicant M/s. Sharada Estates Builders and Promoters Private Limited Payment paid through online on 21.10.2026.

An application seeking Planning permission for the Proposed Construction of a Affordable Housing for Residential Apartment Building consisting Stilt floor, First floor, Second floor, Third floor fourth floor, fifth floor and head room in the land bearing Plot No. 6, T.S.No. 7, Block No. 3, New Ward no. BM, Old S.no. 458/1B Part & 457/4, Kulavanigarpuram Village, Approved Layout L.P.H/D.T.P. No. 130/1966, Melapalayam ward, Tirunelveli Corporation, Palayamkottai Taluk, Tirunelveli Local Planning Authority, Tirunelveli District was received Vide under reference 1st cited above. The Proposal was Processed duly following the procedures and provisions laid down under the Tamil Nadu Combined Development and Building Rules 2019 and planning permission is granted for the said Proposal by assigning the planning permission **PP/BP/TLPA No. SWP/ 127 /2026** and approval for the site is granted by earmarking the site boundary from A to E with the following Parameters and Special Conditions along with usual Conditions. The planning Permission is valid for eight years from 27.10.2026 to 26.10.2034.

Proposal Details:

Area of Site - 1039.00sq.m.
FSI Area - 2893.22sq.m.

Building details : -

Proposed Construction of Affordable Housing for Residential Apartment Building

S.No.	Floor Details	F.S.I Area (Sq.m)	Non F.S.I Area (Sq.m)	Total Area (Sq.m)	No of Units
1.	Stilt Floor	29.22	595.12	624.34	-
2.	First Floor	572.80	-	572.80	6
3.	Second Floor	572.80	-	572.80	6
4.	Third Floor	572.80	-	572.80	6
5.	Fourth Floor	572.80	-	572.80	6
6.	Fifth Floor	572.80	-	572.80	6
7.	Head Room	-	21.64	21.64	-
Total		**2893.22**	**616.76**	**3509.98**	**30**

FSI = 2893.22
1039.00
= 2.785 < 2.80 (Permissible FSI is allowed)

PARKING DETAILS:

S.No	Details	Required Parking	Provided Parking	Total
1.	Car Parking including Differently abled Car Parking & Visitors Car Parking	33	33	33

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, 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 through the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc). Any person wishing to purchase the property must individually ascertain ownership of the property to the applicant. Also, if anyone else arises/ dispute individual rights over it, they can settle it before the appropriate legal forum. The Directorate of Town and Country Planning Department is not the appropriate organization to decide on 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, 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.

10. As per GO cited in the reference 14, Commercial, industrial and institutional building exceeding 300 sq.m Floor space index area, a minimum of ten percent (10%) of car or Two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.

11. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.

12. The Building shall not be used for the purpose other than for witch the concurrence / Permission is issued.

Conditions:

1. After the Joint Director, Tirunelveli District Town and Country Planning Office has issued the Planning permission / concurrence, if it is found subsequently that wrong information has been submitted by the applicant to obtain the planning permission or the conditions stipulated in the concurrence order have not been followed, the Joint Director has the right to change or cancel the planning permission based on the above reasons.
2. In case the documents submitted for approval found fake the Technical Concurrence / Planning Permission would be cancelled without any intimation to the applicant.
3. The planning permission is valid for eight years from the date of issue. Period of Planning Permission will be from 27.10.2026 to 26.10.2034 (8 years).
4. Solar Water Heating System should be installed in the proposed construction of Affordable Housing for Residential Apartment Building.
5. Parking as suggested in the building should be utilized as it is in the approved building plan.
6. The setback spaces should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
7. The Proposed construction of Affordable Housing for Residential Apartment 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.

8. 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.
9. Owner/occupier should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed construction of Affordable Housing for Residential Apartment Building by his own expenses.
10. The drinking water over head tank, well and Bore well located in the plot should be equipped with preventive measures.
11. Fire prevention and fire fighting equipment should be provided in the proposed construction as required by law.
12. As per G.O.No.341, Municipal Administration and Water Supply Department, dated:03.11.2004, "U" Trap should be installed in septic tank.
13. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
14. 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.
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.

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.

The fee and charges collected are as follows:

Description	Amount& Date
1. Development Charges for Land	Rs. 2082.00/- dt.20.10.2026
2. Development Charges for Building	Rs. 17550.00/- dt.20.10.2026
3. Centage Charge for Land	Rs. 600.00/-dt.21.10.2026
4. Centage Charge for Building	Rs. 22,000.00/- dt.21.10.2026
5. Infrastructure and Amenities Charges	Rs. 5,44,260.00/-dt.21.10.2026
6. Security Deposit charges	Rs. 2,72,130.00/- dt.20.10.2026
7. Completion Certificate Charges	Rs. 37,779.00/- dt.20.10.2026
8. Display Board Charges	Rs.1,500.00/- dt.20.10.2026
9. Scrutiny Fees	Rs.8,648.00/- dt.27.08.2026

Further, the Applicant is requested to approach **The Commissioner, Tirunelveli Corporation** for the Final Approval of Affordable Housing for Residential Apartment Building

The Commissioner, Tirunelveli Corporation is requested to give the Final approval for the Affordable Housing for Residential Apartment Building to the Applicant after collecting the necessary fees if any and to send acknowledgment of receipt of receiving Maps and Proceeding orders.

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

To:
The Commissioner,
Tirunelveli Corporation,
Tirunelveli District.

Enclosure:
Original Map and Condition - 1 set.

Copy To:
M/s. Sharada Estates Builders and Promoters
Private Limited,
9/1, Madurai Road,
Tirunelveli Junction,
Tirunelveli – 627 001.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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

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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.