

PP

APPROVAL RECORD

Planning Permission

Tiruvannamalai 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.



**PROCEEDINGS OF THE DISTRICT TOWN AND COUNTRY PLANNING
, ASSISTANT DIRECTOR, TIRUVANNAMALAI DISTRICT.**

Present: Thiru., T.Duraichamy., D.C.E.,

Application Number: SWP/BPA/ 780433/2026

Sir,

Subject : **Commercial Building** — District Town and Country Planning office, Tiruvannamalai District – New S.F. No. 98/1A2B (Old S.F. No. 98/1A2) - for an extent of Site area 3447.60 Sqm – Proposed Construction of Commercial Building (Retail Shop) for FSI area 5721.58 sqm –Granting technical clearance / permission for construction – order issued - Reg.

Reference :

1. **MRS. POONKUZHALI M,** Online Application Reference No.SWP/BPA/780433/2026, Dated: 23.02.2026
2. Director of Town and Country Planning Proceedings ROC No. SWP/BPA/780433/2026, dated:22.07.2026
3. Director of Town and Country Planning letter Roc No.18489/2026 TCP-8, Dated:20.08.2026
4. This office letter Dated:29.07.2026 (Addressed to the Applicant for fee requested)
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
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 Roc. No.14227/2017/Spl.Cell, Dated: 14.12.2017.
15. District Fire Officer, Tiruvannamalai District, letter PP NOC No. 8467/NOC/NMSB/2026, Dt: 13.03.2026.
16. District Forest Officer, Tiruvannamalai NOC Letter C.No.3520/2026/D, dated: 07.05.2026.
17. District Collector, Tiruvannamalai Prior Concurrence Wetland NOC letter K.Dis. No. A3/1056213/2024, Dated: 28.12.2024.
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020
19. G.O.No.171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025

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Order

1. With reference to the 1st cited letter, the applicant MRS. POONKUZHALI M has requested for approval of proposed Commercial Building (Retail Shop) at Tiruvannamalai District / Taluk, Melathikkan Village, New S.F. No. 98/1A2B (Old S.F. No. 98/1A2) for an extent of Site area 3447.60 Sqm. the proposed construction of Commercial Building (Retail Shop) having Basement + Ground + 2 Floors with FSI area 5721.58 sqm

With reference 2nd cited, Technical Concurrence is issued by The Director, Town and Country Planning Department dated.22.07.2026

The boundary of the site has been marked as “A to D”.

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 502/2026**

2. The area statement for the Proposed additional Institutional building is as below.

Area of Site – 3447.60 sqm

Building details: Proposed Commercial Building (Retail Shop)

SL. NO.	FLOOR NAME	FSI AREA (IN SQM)	NON FSI AREA (IN SQM)	BUILT UP AREA (IN SQM)
1	Basement Floor	103.57	1808.26	1911.83
2	Ground Floor	1925.26	7.81	1933.07

3	First Floor	1820.32	7.81	1828.13
4	Second Floor	1872.43	7.80	1880.23
5	Terrace Floor	-	85.78	85.78
Total Area		5721.58	1917.46	7639.04

Total FSI area : 5721.58 sqm.

FSI : 1.659

The Technical Concurrence issued with the following General and Special Conditions: -

SpecialCondition

1. Conditions stipulated in the Fire NOC cited in the reference 13 issued by District Fire officer, Tiruvannamalai, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
2. The conditions stipulated by the District Forest Officer, Tiruvannamalai, in the reference cited as 14th above shall be followed scrupulously.
3. Conditions stipulated in the Wetland Prior Concurrence, cited in the reference 15 issued by District Collector, Tiruvannamalai, is to be followed scrupulously.
4. As per the rule 35(b) explanation (2) (20)(d) During the construction of the basement floor, it shall be the sole responsibility of the Building Permit holder to ensure that the building or structure in the adjoining sites area not weakened or damaged.
5. As per GO cited in the reference 16th, For Commercial, industrial and institutional buildings exceeding 300 square meters 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”.
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. Planning Permission 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 under the Local Bodies Act. 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.

9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

10. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

11. 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.

12. As per G.O.79, Housing and Urban Development, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the final approval

Head of Account: 0217 Urban Development –
60 other Urban Development Schemes –
800 her Receipts – As Receipts under 1
Land Use Conversion Charges–27
Non Taxation fees – 09 collections (DPC: 0217-60-800-AS 22709).

General Conditions

1. Solar water heating system to be provided to the proposed construction of Arts and Science college building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and WaterSupply, Dated:04.02.2019& 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No.341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, 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 including quality Auditor details at the place of construction.
11. G.O. No.17, Department of Housing and Urban Development Dated.05.02.2016

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

1. Scrutiny Fees Rs. 19986/- Dated.23.02.2026
2. Centage Charge Land Rs.300/- Dated.11.08.2026
3. Centage Charge Building Rs. 13000/- Dated.11.08.2026
4. Display Board Rs.1500/- Dated.11.08.2026
5. Infrastructure and Amenities Charges Rs. 1075736/- Dated.11.08.2026
6. Security Deposit Rs. 537868/- Dated.11.08.2026
7. Construction Completion Certificate Charges Rs. 82230/- Dated.11.08.2026
8. Shelter Charges Rs. 3594/- Dated.11.08.2026
9. Development Charges for Land Rs. 13800/- Dated.11.08.2026
10. Development Charges for Building Rs. 122240/- Dated.11.08.2026
11. Flag day Fund Rs.10000/- Dated.18.08.2026

To.

The Assistant Director,
District Town and Country Planning Office,
Tiruvannamalai District.

The Commissioner,
Tiruvannamalai Corporation,
Tiruvannamalai District,

Copy To.
Mrs. M. Poonkuzhali,
Flat No.2A, Plot No.264, 6th Main Road,
LIC Nagar,
Madipakkam,
Chennai – 600091.

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

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.

[/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.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

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

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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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

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The LandLens
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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

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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.

