

PP

APPROVAL RECORD

# Planning Permission

Theni

Virudhunagar 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 DEPUTY DIRECTOR**  
**VIRODHUNAGAR DISTRICT TOWN AND COUNTRY PLANNING OFFICE**  
**PRESENT :N.HARI ILAM VAZHUTHI B.Arch.,M.Plan**

**Online Building Plan Application – Planning Permission**

Application Number : SWP/BPA/0291006/2024

Sir,

**Subject :** **Commercial Building** - Office of the District of Town and Country planning - Virudhunagar District - Sivakasi Taluk/ Town / Corporation, T.S.No.12,Ward No.B, Block No.4 - Site extent of 2460.00Sq.m - FSI Area: 4198.44 Sq.m - Proposed Retail shop Building - Technical clearance issued from Director, directorate of town and Country Planning, Chennai - Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Applicant Mr.Venkadeswararaj & Mr.Deepak Koodeshwaraprabhu Online Application Reference No. SWP/BPA/0291006/2024, Received Dated: 10.07.2024.
2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 06.09.2024
3. Deputy Director Virudhunagar District Town & Country Planning Office, Inspection Report of Online Application No. SWP/BPA/0291006/2024,Dated:12.07.2024.
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.

8. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9. G.O.54 Housing and Urban Development Department, Dated : 12.03.2020.
10. Director of Town and Country Planning, Circular Letter Roc No. 7486/2009/BA2, Dated:16-04-2009.
11. Director of Town and Country Planning, Circular Letter Roc No. 21075/2009/PA1, Dated:27-06-2012.
12. Director of Town and Country Planning, Circular Letter Roc No.. 12201/2017/PA1, Dated:22-09-2017.
13. Director of Town and Country Planning, Circular Letter Roc No. 14227/2017/CP, Dated:14-12-2017.
14. Director of Town and Country Planning, Circular Letter Roc No. 4326/2019/BA2, Dated:05.02.2020.
15. Director of Town and Country planning ,Chennai circular Letter Roc No.4367/2019/BA2, dated.05.02.2020.
16. District Officer, TamilNadu Fire & Rescue Services Virudhunagar district letter No : L.Dis.No.3365/ 2 /2024 Dated: 29.02.2024..
- 20.District Office Demand payment Request Letter, Dated: 09.12.2024
- 21.Applicant Mr.Venkadeswararaj & Mr.Deepak Koodeshwaraprabhu demand remittance letter dated : 18.12.2024
22. Commisioner, Sivakasi Corporation Letter. No. 6897/2023/F1., Dated. 16.10.2023.

#### **Fees Details**

|                                      |   |               |
|--------------------------------------|---|---------------|
| Centage Charge for Building          | - | Rs. 3500.00   |
| Scurtiny Fee                         | - | Rs. 13865.00  |
| Centage Charge of Land               | - | Rs. 300.00    |
| Infrastructure and Amenities Charges | - | Rs. 789600.00 |
| Display Board Charges                | - | Rs. 1,500.00  |
| Shelter Charges                      | - | Rs. 232848.00 |
| Development Charges for Building     | - | Rs. 5090.00   |

|                              |   |    |            |
|------------------------------|---|----|------------|
| Development Charges for Land | - | Rs | 3483.00    |
| CC Charges                   | - | Rs | 54784.00   |
| Security Deposit             | - | Rs | 394800.00  |
| OSR Charges                  | - | Rs | 3849106.00 |

### **Order**

With reference to the 1<sup>st</sup> Cited letter, the applicant Mr.Venkadeswararaj&Mr.Deepak Koodeshwaraprabhu has requested for the approval of Commercial building at Virudhunagar District Sivakasi Taluk/ Town / Corporation, T.S.No.12, Ward No.B, Block No.4 - Site extent of 2460.00Sq.m - FSI Area: 4198.44 Sq.m - Proposed Retail shop Building.

. The site has been marked as “1 to 16” and concurrence for site issued vide 2<sup>nd</sup> cited letter Director, Directorate of Town and Country Planning Department, Chennai for Commercial building FSI Area 4198.44 Sq.m with Building Plan No **B.P/DTCP No. 429/2024.**

**This Office Technical Clearance SWP/DTCP(VNR) No-09/2024 and Duration from 27.12.2024 to 27.12.2032 (8 Years).** Planning Permission has been issued with the following common and special conditions.

The area statement for the Proposed Commercial building is as below. Area of Site – 2460.00 Sq.m.

### **Building details: Commercial Building**

| SL. No   | Description           | Non FSI Area in Sq.m | FSI Area in Sq.m | Total Area in Sq.m |
|----------|-----------------------|----------------------|------------------|--------------------|
| <b>1</b> | <b>Basement Floor</b> | <b>801.80</b>        | <b>44.37</b>     | <b>846.17</b>      |
|          | <b>Ground Floor</b>   | -                    | <b>785.75</b>    | <b>785.75</b>      |
|          | <b>First Floor</b>    | -                    | <b>829.81</b>    | <b>829.81</b>      |
|          | <b>Second Floor</b>   | -                    | <b>846.17</b>    | <b>846.17</b>      |
|          | <b>Third Floor</b>    | -                    | <b>846.17</b>    | <b>846.17</b>      |

|  |                      |               |                |                |
|--|----------------------|---------------|----------------|----------------|
|  | <b>Fourth Floor</b>  | -             | <b>846.17</b>  | <b>846.17</b>  |
|  | <b>Terrace Floor</b> | <b>86.87</b>  | -              | <b>86.87</b>   |
|  | <b>Grand Total</b>   | <b>888.67</b> | <b>4198.44</b> | <b>5087.11</b> |

**Total FSI Area -4198.44 sq.m**  
**Total FSI - 1.88**

**The Technical Clearance issued with the Following Special and General Conditions:-**

**Special Conditions**

1. According to ( South of railway Line, T.P. Scheme) the site plan drawing which indicates the Dimension 6.0m X 23.0 m – Total of 138.00 Sq.m marked as “A to D” handed over to concern Local Body (Doc.No: 13159/ 2024, dated: 16.12.2024
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions Stipulated in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. Technical Clearance 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 .
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage,
6. Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development 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 Directorate of Town and Country Planning Department is not the right organization to decide on this.

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. As per TNCDBR 2019, rule 35(b) Planning parameters of Commercial Buildings shall be Followed.

#### **GENERAL CONDITIONS,**

1. Solar water heating system to be provided to the proposed 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 Department of Municipal Administration and Water Supply, Dated:04.02.2019.
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 to be used Mandatory.
10. As per GO.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 municipality engineer details at the place of construction,
11. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
12. Rain water harvesting should be provided as per the directions mentioned in G.O.18 Department of Municipal Administration and Water Supply, Dated:04.02.2019.

13. 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
14. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
16. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Commissioner, Sivakasi Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes Government Registered Electrical Contractor must be employed for wiring works during construction.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.
18. 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 Corporation details at the place of construction
19. Fire rescue equipment should be provided as per Rules

Encl: Building Plan Map

Gift deed Document no: 13159 / 2024 dated :16.12.2024

Deputy Director (i/c)

District Town and Country Planning Office  
Virudhunagar

To:

1.The Commissioner  
Sivakasi Corporation  
Sivakasi

Copy to:

Mr.Venkadeswararaj & Deepak Koodeshwaraprabhu  
No: 114, Karuppan Street,  
Sivakasi Town  
Virudhunagar - 626123

# 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

## 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

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](mailto: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.

