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APPROVAL RECORD

Planning Permission

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

VIRUDHUNAGAR 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/0620534/2025



Subject: HRB – Proposed Commercial Building –District Town and Country Planning Office-
Virudhunagar District– Sivakasi Taluk – Sivakasi Corporation, Sivakasi Part &
Viswanatham Part, Ward –G, Block -18, T.S.No- 6/2,– Site extent of 3237 Sq.m -
as per TSLR - FSI Area of 11377.83sqm -Technical Concurrence issued -Forwarded
for further action.

Reference
:

1. Proceedings of the Director, Town and country planning office Vide online application No SWP/BPA/0620534/2025, Dated: 19.01.2026
2. Applicant. M/s.Pothys Retail Private Limited, Represented by its Director, Thiru.S.Murugesh Online Application Reference No. SWP/BPA/0620534/2025, Dated:12.08.2025
3. Deputy Director, Virudhunagar District Town and country Planning office Inspection Report of Online Application No. SWP/BPA/0620534/2025, Dated:14.08.2025
4. G.O.No.86 Housing and Urban Development Department, Dated: 28.03.2012
5. G.O.No.85 Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.No.01 Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
9. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
11. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
12. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai 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. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No. 7335/C1/2025, dated 11.06.2025.PP NOC No.106/2025 Token

- No.283005 and Amendment dated 11.07.2025,Token No 300738
17. G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025.
 18. Demand payment Request Letter, Dated: 05.02.2026
 19. M/s.Pothys Retail Private Limited, Demand remittance letter Dated:09.02.2026
 20. HRB Meeting held on 29.09.2025, Subject No.7.
 - 21 G.O.(MS).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023
 22. Airport Authority of India NOC ID No. MADU/SOUTH/B/062325/1795035, Dated:26.06.2025
 23. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Circle, Chepauk, Chennai on 11.11.2025.

Fees Details

Centage Charge for Building	Rs. 7500.00
Centage Charge for Land	Rs. 600.00
Development Charge for Land	Rs. 4860.00
Development Charge for Building	Rs. 20850.00
Infrastructure and Amenities Charges	Rs. 4266750.00
CC Charges	Rs. 149606.00
Security Deposit Charges	Rs. 2133375.00
Display Board Charges	Rs 10000.00
Shelter Fees	Rs. 2705424.00
Scrutiny fees	Rs. 32659.00
Premium FSI	Rs.9213984.00
I & A Charges	Rs.4266750.00
OSR Charges	Rs.8712382.00

Body of the letter:

With reference to the 2nd Cited letter the applicant M/s.Pothys Retail Private Limited, Represented by its Director, Thiru.S.Murugesh has requested for the approval of proposed construction of High Rise Commercial Building at Virudhunagar district– Sivakasi Taluk – Sivakasi Corporation, Sivakasi Part & Viswanatham Part, Ward –G, Block -18, T.S.No- 6/2,– Site extent of 3237 Sq.m - as per TSLR - FSI Area of 11377.83sqm

The above HRB Commercial proposal was placed in High Rise Building Panel meeting held on 29.09.2025. The subject was discussed and suggestions of High Rise Building panel were obtained. Deputy Director, Virudhunagar District Town and country Planning office has recommended the proposal with a site inspection remarks. Based on the Deputy Director, the applicant request has been accepted and the boundary of the site has been marked as “1 to 5”.

The Technical Concurrence is issued by Director of Town and country Planning Dept., under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 39 / 2026**.

With reference to the letter 18^h cited, Demand was issued to the applicant on 05.02.2026. Applicant remitted the required fees and submitted remittance letter in this office on 09.02.2026.

The area statement for the Proposed High Rise Commercial building is as below. Total Area of the Site – 3240.00sq.m (as per Patta)

Total Area of the Site – 3237.60sq.m (as per Document)

Area Statement

SL. No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built-Up Area in Sq.m
1	Commercial HRB Block			
	Basement Floor -1	1574.48	-	1574.48
	Basement Floor -2	24.00	2328.70	2352.70
	Ground Floor	1108.10	-	1108.10
	First Floor	1238.75	-	1238.75
	Second Floor	1238.75	-	1238.75
	Third Floor	1238.75	-	1238.75
	Fourth Floor	1238.75	-	1238.75
	Fifth Floor	1238.75	-	1238.75
	Six Floor	1238.75	-	1238.75
	Seventh Floor	1238.75	-	1238.75
	Terrace Floor	-	192.49	13899.02
Sub Total		11377.83	2521.19	7194.45
2	Multi Level Car Parking			
	Multilevel parking -1	-	140.14	140.14
	Multilevel parking -2	-	140.14	140.14
	Multilevel parking -3	-	140.14	140.14
	Multilevel parking -4	-	140.14	140.14
	Multilevel parking -5	-	140.14	140.14
	Multilevel parking -6	-	140.14	140.14
	Multilevel parking -7	-	140.14	140.14
	Multilevel parking -8	-	140.14	140.14
Sub Total		-	1121.12	1121.12
Total Area		11377.83	3642.31	15020.14

Total FSI Area: 11377.83Sqm

Normally Permissible FSI = 3.25

Achieved FSI: 3.514

Premium FSI : 0.264

As per Section 47 of Town and Country Planning Act 1971, This Office Technical Clearance **SWP/DTCP(VNR) No.08/2026** and Duration of Permission from **13.02.2026 to 13.02.2034** (8Years) has been accorded with the following Special and general conditions:

Special Condition:

1. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.
2. Conditions stipulated in the Noc cited in the reference 16th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Conditions stipulated in the Airport Authority NOC cited in the reference 17th issued by Airport Authority of India is to be followed scrupulously.
4. Applicant has to pay OSR charges, Premium FSI Charges & Shelter Fund Charges before issue of Planning Permission from the District Town and Country Planning Office, Virudhunagar District.
5. As per GO cited in the reference 19, 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.

General Condition:

1. This planning permission issued in accordance with under section 47 of Tamil Nadu Town and Country Planning Act 1971.

2. This Permit is furnished by virtue of power delegated by Virudhunagar district town and country planning office Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.

3. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.

4. After the Planning Permission issued by Deputy director (i/c), Virudhunagar district town and country planning office. i).If the details given by the applicant is found to be false(or) ii).If the applicant fails to follow the rules and Norms, the Deputy Director concern can cancel or revise the planning permission issued.

5. 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.



6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. 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.
9. 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.
10. Mosquito netting to be provided at OHT and well.
11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials to be used Mandatory.
13. As per GO 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 Panchayat engineer details at the place of construction.
14. In case the documents submitted for approval found fake the Technical Concurrence 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. 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.
17. 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.
18. Government Registered Electrical Contractor must be employed for wiring works during construction.
19. Fire rescue equipment should be provided as per Rules.

Encl: Building Plan Map

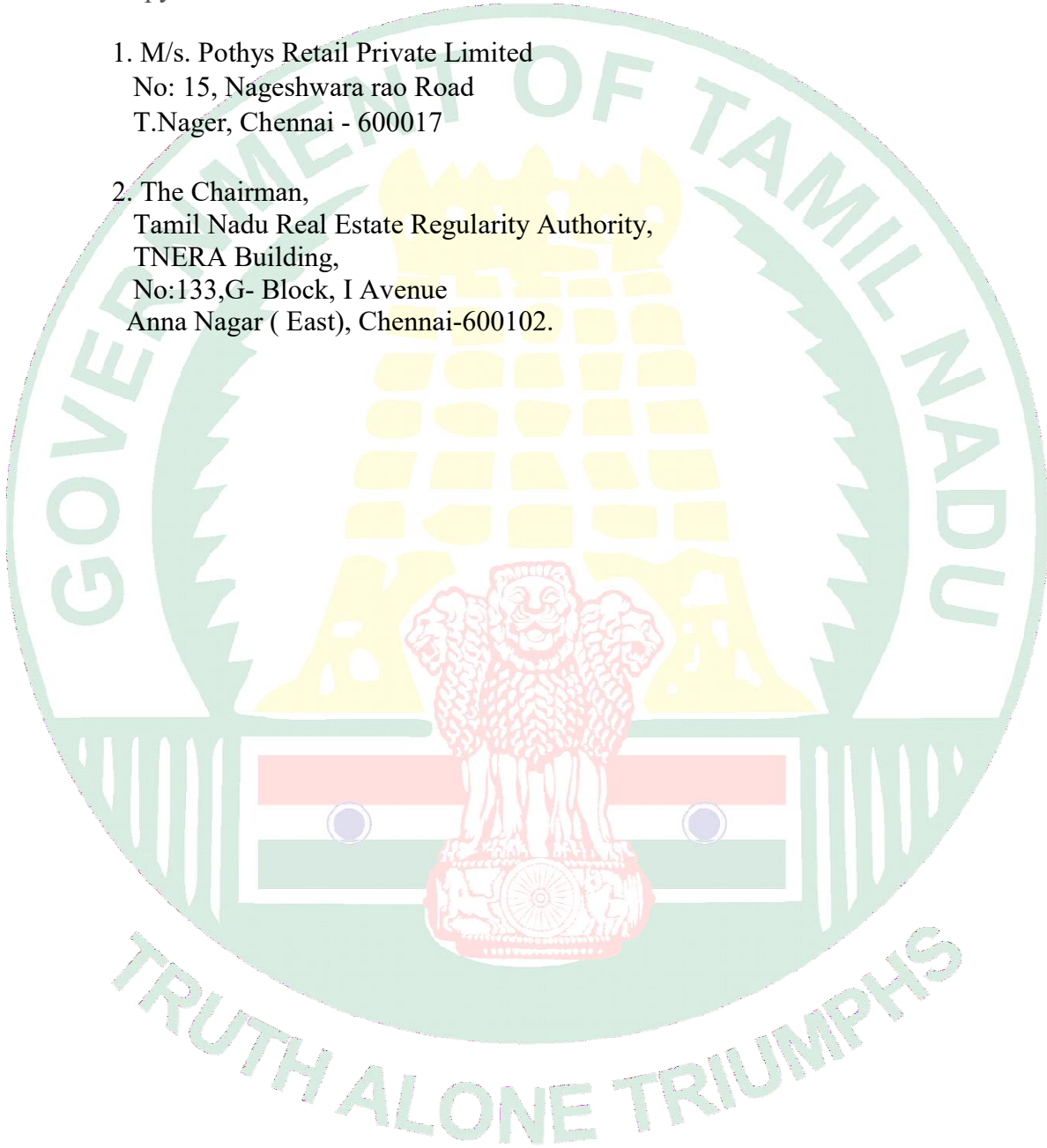
Deputy Director(i/c)
District Town and Country Planning Office
Virudhunagar

To:

The Commissioner
Sivakasi Corporation
Sivakasi.

Copy To:

1. M/s. Pothys Retail Private Limited
No: 15, Nageshwara rao Road
T.Nager, Chennai - 600017
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNERA Building,
No:133,G- Block, I Avenue
Anna Nagar (East), Chennai-600102.



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.

[/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.

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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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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

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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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Chennai 600 097, India
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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.

