PP 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.

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PROCEEDINGS OF THE DEPUTY DIRECTOR

)HUNAGAR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: R.REYSHMA B.E., M.Plan.,

Online Building Plan Application – Technical Approval

Application Number: SWP/BPA/0754821/2026

Sir,

Subject: **Industrial Building**– District Town and Country Planning Office - Virudhunagar District – Sivakasi Panchayat Union/Taluk – Vadapatti Village Katta Chinnampatti, Panchayat - S.F.No381/2A3, 2A4, 2A5, 2A6, 2A7, 3A1, 3A2, 386/1A, 387/1, 2A, 388/1A, 2A – Site extent of 29350.00 Sq.m and FSI area - 10080.07 sq.m – Constructed Industrial Building - Technical Concurrence issued by the Commissioner of Town and Country Planning Department, Chennai –Technical Approval issued - forwarded for further action - Regarding.

Reference:

1. Proceedings of the Commissioner, Town and country planning office vide Online Application No: SWP/BPA/0754821/2026, Dated 31.07.2026
2. Applicant: Mr.Noor Mohamed & Zeenath Shifa, Online Application No. SWP/BPA/0754821/2026, Dated: 13.01.2026.
3. Deputy Director, Virudhunagar District Town and country Planning office Inspection Report of Online Application No.SWP/BPA/0754821/2026, Dated:22.01.2026.
4. Joint Director, Agriculture Department, Virudhunagar Roc No. அ3/343/2026, Dated.23.01.2026
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.No.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. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
12. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
13. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No.

4326/2019/BA2, Dated: 05.02.2020.

16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17. G.O.(Ms).No.155 Housing and Urban Development Department, Dated: 08.10.2025
18. G.O.(Ms).No.171 Housing and Urban Development Department, Dated: 30.10.2025
19. Demand payment Request Letter, Dated:07.08.2026
20. Applicant: Mr.Noor Mohamed & Zeenath Shifa, Demand remittance letter Dated:28.08.2026
21. District Officer, Tamil Nadu Fire and Rescue Services – Virudhunagar, PP NOC No:7521/NOC/NMSB/2026, Dated:06.02.2026.

Fees Details

Centage Charge for Building	Rs. 3000.00
Infrastructure and Amenities Charges	Rs. 1898800.00
Development Charges for Building	Rs. 15150.00
Development Charges for Land	Rs. 44025.00
Display Board Charges	Rs 1500.00
Shelter Fees	Rs. 42174.00
Centage Charge for Land	Rs. 4500.00
Scrutiny fees	Rs. 64045.00

Order:

1. With reference to the 2nd cited letter, the applicant Mr.Noor Mohamed & Zeenath Shifa has requested for the approval of Constructed Industrial Building at Virudhunagar District, Sivakasi Panchayat Union/Taluk – Vadapatti Village Katta Chinnampatti, Panchayat - S.F.No381/2A3, 2A4, 2A5, 2A6, 2A7, 3A1, 3A2, 386/1A, 387/1, 2A, 388/1A, 2A – Site extent of 29350.00 Sq.m and FSI area - 10080.07 sq.m

2. 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 **"A to K".**

   The Technical Concurrence is issued by Commisiioner of Town and country Planning Chennai under section 47A of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 490 / 2026**.

   With reference to the letter 19th cited, Demand was issued to the applicant on 07.08.2026. Applicant remitted the required fees and submitted remittance letter in this office on 28.08.2026.

2. The details of the area of the Constructed Industrial Building, as per the approved plan are furnished in the area statement below. Orange category).

Area of Site – 29350.00 Sqm

Area Details(in Sq.m)

S.No	Description	FSI	Non FSI	Total Built-up Area
1	**Block - 1**			
	Ground Floor	2030.55	-	2030.55
2	**Block - 2**			
	Ground Floor	1148.28	-	1148.28
3.	**Block - 3**			
	Ground Floor	1910.44	-	1910.44
4	**Block - 4**			
	Ground Floor	1995.84	-	1995.84
5	**Block - 5**			
	Ground Floor	92.09	-	92.09
6	**Block - 6**			
	Ground Floor	11.58	-	11.58
7	**Block - 7**			
	Ground Floor	11.58	-	11.58
8	**Block - 8**			
	Ground Floor	10.02	-	10.02
9	**Block - 9**			
	Ground Floor	232.00	-	232.00
10	**Block - 10**			
	Ground Floor	89.17	-	89.17
	First Floor	35.45	-	35.45
11	**Block - 11**			
	Ground Floor	419.32	-	419.32
12	**Block - 12**			
	Ground Floor	11.58	-	11.58
13	**Block -13**			
	Ground Floor	11.58	-	11.58
14	**Block - 14**			
	Ground Floor	416.82	-	416.82
15	**Block - 15**			
	Ground Floor	1221.17	-	1221.17
16	**Block - 16**			
	Ground Floor	423.96	-	423.96
	Watchman Booth			
	Ground Floor	8.64	-	8.64
Total		**10080.07**		**10080.07**

Total Floor Space Index (FSI) Area: 10080.07 Sq.m

Floor Space Index (FSI): 0.34

As per Section 47A of Town and Country Planning Act 1971, This Office Technical Approval SWP/**DTCP(VNR) No.43 /2026** and Duration of Permission from **02.09.2026 to 02.09.2034** (8 Years) has been accorded with the following Special and general conditions:

Special Condition:

1. As per Rule 41 of the Tamil Nadu Combined Development and Building Rules, 2019, an extent of 2939.81 Sq.m (10.01% of the total site area) has been reserved towards Open Space Reservation (OSR) and is shown as Plot Nos. 1 to 4 in the approved layout/site plan. The reserved OSR area shall be kept permanently open, shall not be put to any other use or developed with any permanent structure, and shall be maintained by the applicant in accordance with the provisions of the Rules and the conditions of this Technical Concurrence.
2. If any Government land, watercourse, water body, road, pathway, poramboke land or any other public property exists within or adjoining the site, the same shall be preserved and shall not be encroached upon, altered, or put to any use without the prior approval of the competent authority.
3. As per GO cited in the 18th reference, Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car and two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
4. The conditions stipulated in the NOC cited in the 21st reference issued by the District Officer, Fire and Rescue Services should be followed scrupulously.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Technical Approval 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 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.
7. The conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
8. 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.
9. The Tamil Nadu Government in G.O. Ms .No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate

project with the Real Estate Regulatory Authority.

10. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The 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 this.
11. 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 and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
12. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
13. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11. 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.
    d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
    e. Workmanship, soundness of structure and materials used.
    f. quality of building services and amenities the construction of building
    g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
14. As per TNCD&BR 2019, rule 37 Provisions for Planning Parameter of Institutional Buildings shall be followed.

General Condition:

1. This Technical Approval issued in accordance with under section 47A 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 Technical Approval issued by the Deputy director 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 Technical Approval 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. Tamil Nadu Combined Development and Building Rules 2019, Rule 65 Annexure XXI installation of closed circuit television units shall be provided.

14. 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.

15. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

16. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

17. 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.

18. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Block Development Officer, Sivakasi Panchayat union if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

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

20. Fire rescue equipment should be provided as per Rules. .

Encl: Building Plan Map

Deputy Director

District Town and Country Planning Office
Virudhunagar

To:
The Block Development Officer,
Sivakasi Block Development Office,
Virudhunagar

Copy To:

Mr.Noor Mohamed & Zeenath Shifa
369-I, Kamak Nagar
Kamarajar Road
Sivakasi – 626123

1. The Chairman,
   Tamil Nadu Real Estate Regularity Authority,
   No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
   Egmore, Chennai.

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

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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

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

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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
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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