PP APPROVAL RECORD

Planning Permission

Survey 286/2 and 1 more

Chaththirareddiyapatti, Virudhunagar taluk

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

UNAGAR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : Mrs.R.Reyshma B.E,M.Plan(Urban Planning)

Online Building Plan Application – Technical Approval

tion Number : SWP/BPA/938827/2026 Date:06.11.2026

Commercial Building –District Town and Country Planning Office- Virudhunagar District– Virudhunagar Taluk /Panchayat Union – Chaththirareddiyapatti Panchayat /Village – S.No: 286/2,288/2B1– Site extent of 9120.00 Sq.m, Proposal of Commercial Building - Air contioned cinema Theatre Building of FSI area 1767.30 Sq.m –Revised Technical approval issued-forwarded for further action – Regarding.

Reference:

1.	Applicant Mr. RAMABISHEK Online Application No. SWP/BPA/938827/2026, Dated:07.09.2026.
2.	Deputy Director Virudhunagar District Town and country Planning office,Inspection Report of Online Application No. SWP/BPA/938827/2026 Dated:08.09.2026.
3.	Proceedings of The Deputy Director(i/c) Virudhunagar District Town And Country Planning Office, online Application Number : SWP/BPA/618459/2025, Dated:24.09.2025.
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.	G.O.(Ms).No. 171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025.
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. 4367/2019/BA2, Dated: 05.02.2020.
16.	Demand payment Request Letter, Dated: 31.10.2026.
17.	Applicant Mr. RAMABISHEK Demand remittance letter Dated: 02.11.2026
18.	Joint Director, Agriculture Department, Virudhunagar letter Roc No. அ3/10165/2025,Dated.21.08.2025
19.	District Officer, Tamil Nadu Fire and Rescue Services, Letter PP.Noc.No.4147/NOC/NMSB/2025, Dated:06.08.2025.

20.	District Officer, Tamil Nadu Fire and Rescue Services, Letter PP Noc No.12921/NOC/NMSB/2026 Dated. 14.10.2026.

Fees paid details for Approval

S. No	Description	Already Technical approval No:30/2025 asAmount in Rs	Date	Fees Paid in ghis Approval	Date
1	Scrutiny fees	16880.00	11.08.2025	15070.00	07.09.2026
2.	OSR fees	1472880.00	18.09.2025	-	-
3.	CC Charges	19804.00	20.09.2025	108.00	02.11.2026
4.	Display Board Charges	1500.00		1500.00	
5.	Security Deposit Charges	170328.00		94.00	
6.	Development Charges for Building	36800.00		15.00	
7.	Development Charges for Land	88380.00		15.00	
8.	Centage Charge for Land	300.00	23.09.2025	300.00	
9.	Centage Charge for Building	39400.00		500.00	02.11.2026
10.	Infrastructure and Amenities Charges	340656.00		188.00	

Order:

With reference to the 1st Cited letter the Applicant Mr. RAMABISHEK has requested for Revised approval of Commercial Building - Virudhunagar District– Virudhunagar Taluk– Chaththirareddiyapatti Panchayat/Village – S.No: 286/2,288/2B1, – Site extent of 9120.00 Sq.m, Construction of Commercial Building - Air contioned cinema Theatre Building of Total FSI area 1767.30 Sq.m - and The Site has been marked as "**A to H**"

With reference to the letter 16th cited, Demand was issued to the applicant on 31.10.2026. Applicant remitted the required fees and submitted remittance letter in this office on 02.11.2026.

2. The area statement for the Revised and Proposed Construction of Commercial Building - Air contioned cinema Theatre Building is as below.
Area of Site –9120.00 Sq.m

Building details: Revised and Proposed Construction of Commercial Building - Air contioned cinema Theatre Building

Floor Details	FSI (Sqm)	Non FSI Area in (Sq.m)	Total Builtup-Area (Sq.m)
Area of Ground floor	1469.40	-	1469.40
Area of First Floor	297.90	-	297.90
Area of Head Room	-	47.22	47.22
Total Area	**1767.30**	**47.22**	**1814.52**

Total FSI Area - 1767.30 Sq.m
FSI – 0.194 < 2.00

And as per Section 47 of Town and Country Planning Act 1971, **Revised Technical Approval No. SWP/DTCP (VNR) No.48/2026** has been accorded with the following special condition:

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. "The provisions of the Rainwater Harvesting Guidelines for the Construction, Rejuvenation and Maintenance of Rainwater Harvesting Structures for Sustainable Water Management, issued vide G.O.(Ms.) No.193, Municipal Administration and Water Supply Department, dated 02.11.2026, shall be duly observed and implemented, wherever applicable."
3. As per G.O.171, Housing and Urban Development Department, Dated: 30.10.2025, (1)(I)(ii) For Hospital. Industrial and Institutional buildings exceeding 300 square meters Floor Space Index area,a minimum ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points".
4. 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. Technical Approval 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. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.

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. 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.
8. 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 Technical Approval. 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.
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 Technical Approval 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.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
11. **பார்வை (10)–ல் கண்டுள்ள அரசாணையின்படி திட்டமில்லாத பகுதிக்கான நில உபயோக மாற்ற விதிகள் 2017, விதி (3)–ன் படி உள்ளாட்சிக்கான கூராய்வு கட்டணமாக ரூ.1000/– (ரூபாய் ஆயிரம் மட்டும்) மற்றும் விதி (9)–ன் படி நில உபயோக மாற்ற கட்டணமாக மனுதாரர் மனையிடத்திற்கான சந்தை நில மதிப்பீட்டுத் தொகையில் 3% (3 விழுக்காடு) தொகையினை மனுதாரரிடமிருந்து கீழ்கண்ட அரசு கணக்கு தலைப்பில் செலுத்தப்பட வேண்டும். மேற்படி தொகை பெறப்பட்ட பின்னரே உள்ளாட்சியால் இறுதி ஒப்புதல் வழங்கப்பட வேண்டும்.**

கணக்கு தலைப்பு

0217 - Urban Development
60 - Other Urban Development Schemes
800 - Other Receipts
AS - Receipts Under Land Use Conversion Charges
27 - Non Taxation fees
09 - Collections
(DPC - 0217-60-800-AS-22709)

12. As per Tamil Nadu Combined Development and Building Rule 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.

Condition:

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. 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.

8. Fly Ash bricks and Materials to be used Mandatory.

9.As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and Panchayat union engineer details at the place of construction.

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

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

12. 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.

13. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Special Officer/Block Development officer(V.P), Virudhunagar

Panchayat union if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

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

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

16. 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 Panchayat Union details at the place of construction.

Encl: Building Plan Map

Deputy Director
District Town and Country Planning Office
Virudhunagar District.

To:
Special Officer/BDO,
Chaththirareddiyapatti Panchayat,
Virudhunagar Panchayat Union,
Virudhunagar Taluk,
Virudhunagar District

Copy to:
1.Mr. Ramabishek
93/2a,Aruppukkottai Road,
Allampatti Village,
Virudhunagar -626001.

2. The Chair Person,
Tamil Nadu Real Estate Regulatory Authority,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai - 600 102.

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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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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