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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE ASSISTANT DIRECTOR OF DISTRICT TOWN AND COUNTRY PLANNING OFFICE, THANJAVUR DISTRICT.

Online Building Plan Application No. SWP/BPA/ 717486/2025-TD4

From:

Thiru.P.Karthick Krishna, B.Plan., M.Plan.,
Assistant Director/Member Secretary,
District Town and Country Planning Office,
No.5,Ganapathy Nagar, South Street,
Medical College Road, Thanjavur District
Tel No.04362 270133.
Email ID: dtcpthanjavur@gmail.com

To:

The Commissioner,
Kumbakonam Corporation,
Thanjavur District .

Online Appl. No.: SWP/BPA/717486/2025-TD4 Date : 12.12.2025

Sub : Residential Apartment Building – Office of District Town and Country Planning, Thanjavur – The Proposed Construction of Multi Dwelling Residential Apartment Building (Ground Floor + 5 Floors) After Dismantling The Existing Building with an FSI area of 2125.30 sq.m and a site extent of 929.03 sq.m in Door No: 41/23 - T.S. No: 865 & 866 - Ward No: 1 - Block No: 24 - Banadurai North Street - Kumbakonam Town - Kumbakonam Corporation - Thanjavur District was approved vide approval No. SWP/DTCP/TNJ/KLPA/BP No. 83 /2025, The applicant has now sought **revised approval** for the project site extent of 929.03 sq.m (Ground Floor + 3 Floors) in Door No: 41/23 - T.S. No: 865 & 866 - Ward No: 1 - Block No: 24 - Banadurai North Street - Kumbakonam Town - Kumbakonam Corporation - Thanjavur District – Revised Technical Concurrence has been issued - Forwarded for further action- Reg.

Ref :
1. Applicant Thiru. P. Vignesh Chandran Vide online application No: SWP/BPA/717486/2025, Dated: 03.12.2025.
2. The Technical Concurrence, order issued by the Assistant Director/Member Secretary, District Town and Country Planning Officer Thanjavur District Vide online Appl. No. SWP/BPA/675745/2025 and approval No. SWP/DTCP/TNJ/KLPA/BP

No. 83 /2025 dated : 30.10.2025

3. G.O. (Ms) No. 138 Housing and Urban Development Department, dated 04.06.2004.
4. G.O. (Ms) No. 86 Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O. (Ms) No. 85 Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. (Ms) No. 01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O. (Ms) No. 53 Housing and Urban Development Department, Dated: 16.04.2018.
8. G.O. (Ms) No. 18 and 16, Municipal Administration and Water Supply Department, dated: 04.02.2019 and 31.10.2020
9. G.O. (Ms) 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, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated:27- 06-2012.
12. Circular from the Director of Town and Country Planning, Chennai 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. Circular from the Director of Town and Country Planning, Chennai Vide
15. Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K2, Dated:23.04.2022.
17. Demand request letter issued to the applicant Thiru. P. Vignesh Chandran, vide Online Application No. SWP/BPA/675745/2025 dated 17.10.2025.
18. Thiru P. Vignesh Chandran has remitted the required charges vide Online Application No. SWP/BPA/675745/2025 dated 18.10.2025.

The proposal received in the reference 1st cited is for the revised approval of the construction of a Multi-Dwelling Residential Apartment Building (Ground Floor + 3 Floors) after dismantling the existing building, with an FSI area of 1662.54 sq.m and a site extent of 929.03 sq.m, at Door No. 41/23, T.S. No. 865 & 866, Ward No. 1, Block No. 24, Banadurai North Street, Kumbakonam Town, Kumbakonam Corporation, Thanjavur District.

With the 2nd reference cited, the application has already been approved vide Online Application No. SWP/BPA/675745/2025 and Approval No. SWP/DTCP/TNJ/KLPA/BP No. 83/2025 dated 30.10.2025, for the construction of a Multi-Dwelling Residential Apartment Building (Ground Floor + 5 Floors) after dismantling the existing building, with an FSI area of 2125.30 sq.m and a site extent of 929.03 sq.m, at Door No. 41/23, T.S. No. 865 & 866, Ward No. 1, Block No. 24, Banadurai North Street, Kumbakonam Town, Kumbakonam Corporation, Thanjavur District. The applicant has now sought certain changes in the approved drawings and has submitted an application for revised approval for the construction of a Multi-Dwelling Residential Apartment Building (Ground Floor + 3 Floors) at the same property.

The application was processed as per the prevailing rules, the records were perused, and a site inspection was conducted. With reference to the letter 17th cited, demand was issued to the applicant on 17.10.2025. The applicant remitted the required fees and submitted the remittance letters in this office on 17.10.2025 and 18.10.2025.

Hence, the proposal for the construction of a Multi-Dwelling Residential Apartment Building (Ground Floor + 3 Floors) after dismantling the existing building, with an FSI area of 1662.54 sq.m and a site extent of 929.03 sq.m, at Door No. 41/23, T.S. No. 865 & 866, Ward No. 1, Block No. 24, Banadurai North Street, Kumbakonam Town, Kumbakonam Corporation, Thanjavur District, is submitted for kind consideration and orders.

Site approval from “A to D” has been granted as follows:

Site Area:929.03 Sq.m

S.No.	Description	FSI Area in sq.m	Non FSI Area in sq.m	Total Area in sq.m
1	Stilt Floor	-	348.44	348.44
2	First Floor	554.18	-	554.18
3	Second Floor	554.18	-	554.18
4	Third Floor	554.18	-	554.18
5	Head Room	-	68.29	68.29
Total		1662.54	416.73	2079.27

FSI: 1662.54 / 929.03 = 1.79 < 2.6

As per Section 49 of the Tamil Nadu Town and Country Planning Act, 1971, The **District Town Planning Office, Thanjavur District**, had earlier issued an approval vide **Online Application No. SWP/BPA/675745/2025** and **Approval No. SWP/DTCP/TNJ/KLPA/BP No. 83/2025 dated 30.10.2025**. Subsequently, the building plan was revised, and a **Revised Approval** has now been issued under **Approval No. SWP/DTCP/TNJ/KLPA/BP No. 105/2025**. This Planning Permission is issued subject to the following Special and General Conditions:

Special Conditions:

1. It is the responsibility of the builder to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
2. Planning Permission is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning Act and the rule made thereunder,

and does not cover structural stability aspects, including safety during construction, which are governed by the Building Rules under the respective Local Bodies Act. The Planning Permission is issued subject to the condition that the applicant/developer, as well as the Architect/Licensed Surveyor and the Structural Engineer associated with the development, shall ensure that the structure is sound and that all adequate safety measures are taken during the course of construction.

3. The conditions mentioned in the No Objection Certificates obtained from the Central and State Government Departments shall be followed scrupulously.
4. The provisions of G.O. (Ms) No. 17, Housing and Urban Development (UD 4(3)) Department, dated 05.02.2016, relating to the installation and use of solar energy systems, shall be strictly followed.
5. The Tamil Nadu Government, in G.O. (Ms) No. 112, Housing and Urban Development Department, dated 22.06.2017, has approved the Tamil Nadu Real Estate (Regulation and Development) Act, 2016. The promoter shall advertise, market, book, sell, offer for sale, or invite persons to purchase any plot, apartment, or building in any real estate project only after registering the project with the Real Estate Regulatory Authority (RERA).
6. As per Circular No. 12544/14/CB, dated 04.07.2014, the Directorate of Town and Country Planning does not certify or guarantee the ownership title of the property while granting Technical Clearance or Planning Permission. Only the applicant's entitlement to develop the property is verified based on the documents submitted (sale deed, lease deed, gift deed, etc.). Any person intending to purchase the property must independently verify the ownership rights of the applicant. In the event of disputes regarding ownership or title, the matter shall be settled before

the appropriate competent court. The Directorate of Town and Country Planning is not the authority to decide title disputes.

7. As per G.O. No. 18, Municipal Administration and Water Supply Department, dated 04.02.2019, the applicant shall obtain a Construction Continuation Certificate from this office at the Plinth Level and at the Last Storey Level for the building approved under this Planning Permission. Upon completion of the building works, the applicant shall obtain the Completion Certificate from this office.
8. The applicant shall obtain Consent under Section 25 of the Water (Prevention and Control of Pollution) Act, 1974, from the Tamil Nadu Pollution Control Board for the discharge of sewage.
9. The planning permission / building permit granted by the Competent Authority does not confirm or ensure:

    a. **Title or ownership** of the site or building.

    b. **Easement rights** related to the property.

    c. **Structural reports, structural drawings, or structural stability.**

        The Registered Architect / Engineer / Structural Engineer on record shall be solely responsible for any defects in the design.

    d. **Workmanship, soundness of structure, or quality of materials** used in the construction.

    e. **Quality of building services, amenities, and installations** provided in the building.

    f. **Any other requirements, licenses or clearances** mandated under other applicable laws, Acts, or regulations for the site, premises, or proposed activity.

10. The Competent Authority's approval is **limited only to compliance with the Tamil Nadu Combined Development and Building Rules, 2019** and does not extend to any matters outside the scope of these rules.
11. The Applicant / Owner / Developer undertakes full responsibility for adhering to all other applicable laws, regulations, and statutory requirements.

Conduction:

1. This Planning Permission is issued under Section 49 of the Tamil Nadu Town and Country Planning Act, 1971.
2. This Permit is furnished under the powers delegated to the Kumbakonam Local Planning Authority under Sub-Divisions (1) and (2) of Section 91-A of the Tamil Nadu Town and Country Planning Act, 1971 (Act 35 of 1972) as amended by Act 22 of 1974.
3. As per Section 79 of the Tamil Nadu Town and Country Planning Act, 1971, any person aggrieved by any decision or order of the Planning Authority under Section 49 or Sub-Section (1) of Section 54 may appeal to the Director / Government within two months from the date on which the decision or order was communicated.
4. After the Planning Permission is issued by the Member Secretary, Local Planning Authority:
   i) If any details furnished by the applicant are found to be false, or
   ii) If the applicant fails to comply with rules and norms,

   the Member Secretary concerned is empowered to cancel or revise the Planning Permission issued.

5. Solar Water Heating System must be provided for the proposed building. Solar Photo-Voltaic Panels shall be erected in 1/3rd of the total terrace area.

6. Parking area shall be utilized only for the purpose indicated in the approved building plan.
7. No additions or alterations shall be made without obtaining necessary permission from this office. Any revision requires prior revised approval.
8. Rainwater Harvesting (RWH) shall be provided as per the directions issued in G.O. MS No. 18, Municipal Administration and Water Supply Department, dated 04.02.2019.
9. The applicant shall arrange for sewage disposal by authorized vehicle at their own cost and necessary drinking water arrangements shall also be provided at the applicant's own cost.
10. Mosquito netting shall be provided to the Overhead Tank (OHT) and Well.
11. As per G.O. No. 341, Municipal Administration and Water Supply Department, dated 03.11.2004, a U-Trap must be provided in the septic tank design.
12. Fly Ash Bricks and Fly Ash–based Materials must be used mandatorily in construction.
13. As per G.O. 16, a display board of size 60 cm × 120 cm showing site details, building details, and Municipality Engineer details shall be erected at the construction site.
14. If any documents submitted are found fake, the Technical Concurrence shall be cancelled without prior notice.
15. If any court case is pending with reference to this proposal, the Technical Concurrence shall be treated as INVALID.
16. The Applicant / Developer and also the Architects / Licensed Surveyors / Structural Engineer involved in the project shall ensure that the development is structurally sound, and adequate safety measures are taken during construction.

17. Enforcement action under Sections 56 & 57 of the Tamil Nadu Town and Country Planning Act, 1971, shall be taken by the Commissioner, Coimbatore Corporation, if construction is carried out with deviations or additions from the approved plan, before levy of applicable taxes.
18. Government Registered Electrical Contractor shall be compulsorily engaged for carrying out all electrical wiring and electrical installation works during the construction of the building. The contractor must hold a valid license issued by the competent authority, and all electrical works shall comply with relevant safety standards, IS specifications, and TANGEDCO regulations.

S.No	Description	Amount	Date
1	Scrutiny Charges	6,571.00	10.10.2025
2	Centage Charges for Land	300.00	18.10.2025
3	Centage Charges for Building	3,300.00	18.10.2025
4	Infrastructure and Amenities Charges	3,99,688.00	18.10.2025
5	Premium FSI Charges	14,28,450.00	18.10.2025
6	Security Deposit Charges	1,99,844.00	17.10.2025
7	CC Charges	27,877.00	17.10.2025
8	Development Charges for Land	4,650.00	17.10.2025
9	Development Charges for Building	25,900.00	17.10.2025
10	Display Board Charges	1,500.00	17.10.2025

The technical concurrence issued is forwarded to your office for further necessary action. The applicant is requested to contact the Commissioner, Kumbakonam Corporation, Thanjavur District, for the final order. This planning permission is valid for a period of eight (8) years from the date of e-signature.

(e-signed)
Assistant Director/ Member Secretary, District
Town and Country Planning Office,
Thanjavur District.

Encl: Building Plan Map.

Copy

1. Thiru. P.Vignesh Chandran,
   Director For M/S Sri Veda Vinayagar Foundations Private Limited,
   No .339 Rajiv Nagar,Kovilpatti, Thoothukkudi District.

2. 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

FREE TOOLS · NO ACCOUNT NEEDED

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
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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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