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DIGITALLY VERIFIED RECORD

DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
THENI DISTRICT.
Online Building Plan Application – Technical Clearance
Application Number: SWP/BPA/466603/2025
Dated:03.04.2025

Subject : **Building** – District Town and Country Planning Office – Theni District – Theni Taluk – Theni–Allinagaram Local Planning Area – Theni – Allinagaram Municipality – WARD B, BLOCK – 7, T.S.Nos.2/1Apt, 2/1B2pt, 2/4Bpt, 3/3B, 3/4, 3/5B, 3/6A1pt, 3/6A2Apt, 3/6B, 3/8, 3/9, 3/10 & 3/11 (Old S.Nos.1459/3, 1463, 1465/1B pt, 1465/2pt, 1465/3pt, 1465/4pt, 1465/5, 1466/1, 1466/2, 1466/3Apt & 1466/3Bpt) WARD B, BLOCK – 13, T.S.Nos.3/2A, 4/2B,5/1, 5/2A, 5/3 & 6/2 (Old S.Nos. 2047/2pt, 2048, 2049/1, 2049/2, 2050pt, 2050/2pt & 2052pt) with an extent of 63395.61 Sqm – Existing Residential Building (Twin House) 476 units (Pottalkalam Phase–I) with FSI Area of 15312.50 Sqm – Technical Clearance issued – Forwarded for further action – Reg.

Reference :
1. Application Reference No.SWP/BPA/466603/2025, Received on 22.02.2025.
2. G.O. Ms. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
3. G.O. Ms. No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
4. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. G.O. Ms. No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O. Ms. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018.
8. G.O. Ms. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, Dated: 27.06.2012.

11. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14.12.2017.
13. Circular from the Director of Town and Country Planning, Roc No. 14063/2020/SPL CELL, Dated: 13.10.2020.
14. G.O. Ms. No.166, Housing and Urban Development Department, Dated: 29.11.2018.
15. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated: 14.08.2021 & 11.10.2021.
16. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 11.04.2023.
17. G.O.53, Housing and Urban Development Department, Dated: 28.02.2024.
18. DO Letter from the Director of Town and Country Planning, Roc No. 29503/2023/NPD2, Dated: 30.07.2024.
19. The District Collector, Theni Proceedings K.Dis.No.33293/2019/A3 Dated.16.10.2020.
20. G.O. Ms. No.36, Housing and Urban Development Department, Dated: 22.02.2023 (Change of Land use).
21. The Principal Secretary, Housing and Urban Development Department Letter No.1069/UD-5(1)/2022-2 dated.26.11.2024.
22. The Executive Engineer, TNUHDB, Madurai Division Letter No.732/TAU/2020 dated.10.06.2024 (Submitted to District Collector, Theni District).
23. The Sub Collector, Periyakulam Letter No.7621/2021/A8 Dated.18.02.2025.
24. Demand for paying the fee issued to applicant on 28.03.2025 & 03.04.2025.
25. Fee paid details received from Applicant on 03.04.2025.

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Order

With reference to the 1st Cited letter, applicant has requested for the approval of Existing Residential Building at Theni District, Theni Taluk – Theni-Allinagaram Local Planning Area – Theni – Allinagaram Municipality – WARD B, BLOCK – 7, T.S.Nos.2/1Apt, 2/1B2pt, 2/4Bpt, 3/3B, 3/4, 3/5B, 3/6A1pt, 3/6A2Apt, 3/6B, 3/8, 3/9, 3/10 & 3/11 (Old S.Nos.1459/3, 1463, 1465/1B pt, 1465/2pt, 1465/3pt, 1465/4pt, 1465/5, 1466/1, 1466/2, 1466/3Apt & 1466/3Bpt)

WARD B, BLOCK – 13, T.S.Nos.3/2A, 4/2B,5/1, 5/2A, 5/3 & 6/2 (Old S.Nos. 2047/2pt, 2048, 2049/1, 2049/2, 2050pt, 2050/2pt & 2052pt) with an extent of 63395.61 Sqm. The boundary of the site has been marked as "A to BH". With reference to the 21st cited, The Building file application has been processed and the Technical Clearance for the Existing Residential Building (Twin House) 476 units (Pottalkalam Phase–I) with FSI Area of 15294.50 Sqm in the site has been issued and numbered as BP/**SWP/DTCP [TD] No.08/2025.**

Proposal Details

Site Area – 63395.61 Sqm.

Building details

S. No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Total Buildup Area (Sqm)
1	**Block-1-238 Residential Building**			
	Ground Floor (64.09X238)	15253.42	–	15253.42
2	**Block-239 Pump Room-1**			
	Ground Floor	29.54	–	29.54
3	**Block-240 Pump Room-2**			
	Ground Floor	29.54	–	29.54
Total		15312.50	–	15312.50

FSI=15312.35/63395.61 = 0.241 <2.0

The Technical Clearance issued with the following General and Special Conditions:

Special Conditions

1. OSR–1 (earmarked as 1 to 10: Area = 2077.93 Sqm), OSR –2 (earmarked as 1 to 13: Area=4470.21 Sqm) Total OSR area=6548.14 Sqm as shown in the site plan should be retained as Open space Reservation as per the rule no.41 (5) of TNCDBR–2019. In the case of development of Government department or agencies, the Executive Authority of local body reserves the right to enforce the maintenance of such reserved lands by the department or agency to the satisfaction of the Local Body or order the department or agency to transfer the land to the local body free of cost.

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 Government Departments must be fulfilled 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. Technical Clearance 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. 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 the technical clearance and Technical Clearance. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority 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. "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.
9. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11 Limitations of permission: 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. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

d) Workmanship, soundness of structure and materials used.

e) Quality of building services and amenities the construction of building.

f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

10. Building shall be used strictly as per mentioned purpose in approved Building Plan.

11. The Existing road to the Building site is only 5m. As per the reference 21st cited, the required road width of 9m has to be widened in the site. The Local body must ensure the minimum required road width of 9m has been provided before issuing final approval.

General Conditions

1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47-A).
2. After the Technical Clearance issued by Assistant Director, District Town and Country Planning Office, Theni District.
   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 Director of Town and Country planning concern can cancel or revise the Technical Clearance issued
3. 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.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. 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.
7. 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.
8. Mosquito netting to be provided at Over Head Tank and well.
9. 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.

10. Fly Ash bricks and Materials must be used for construction.
11. 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 municipality engineer details at the place of construction.
12. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant.
13. 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.
14. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Assistant Director, District Town and Country planning Office, Theni District. If the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. With the Reference 2 & 3 mentioned Government Orders and Circular the following conditions to be follow s
    (i) When the construction reached at plinth level the applicant should apply for CCC after getting CC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from District Town and country planning office, Theni District.
    (ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning, Theni.
    (iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural

Engineer/RE/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC).

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC).

(iv)The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP.

Fees Paid Details :

Sl. No.	Charges		Amount in Rupees
1.	Scrutiny Fees		122214/-dated:22.02.2025 3500/- dated:03.04.2025 (offline)
2.	Centage Charges	for Building	190800/-dated:03.04.2025
3.		For Land	300/- dated:03.04.2025
4.	Infrastructure and Amenities charges		Not Applicable
5.	CC Charges		164621/- dated:03.04.2025 200/- dated:03.04.2025 (offline)
6.	Display Board		1500/- dated:03.04.2025
7.	Security Deposit Charges		Not Applicable
8.	Shelter Charges		Not Applicable
9.	Development Charges for Building		7648/- dated:03.04.2025 210/- dated:03.04.2025 (offline)
10.	Development Charges for Land		12680/- dated:03.04.2025

Assistant Director,
District Town and Country Planning Office,
Theni District.

To

The Commissioner,
Theni– Allinagaram Municipality,
Theni Taluk,
Theni District.

Copy to

1. The Executive Engineer,
   TNUHDB,
   Madurai Division,
   No.169, KK Nagar Main Road,
   Madurai – 625020.

2. CHAIR PERSON,
   Tamil Nadu Real Estate Regulatory Authority
   CMDA Tower – II, First Floor, No–1A,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai – 600 008.

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
/landlens/one

Verified RealEstate™

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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