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DIGITALLY VERIFIED RECORD

District Town and Country Planning Office

nelveli District/Tirunelveli Local Planning Authority

Proceedings of Joint Director/Member Secretary

Present:Thiru.P.Ranganathan,B.E.,M.Tech.,(IITD).,AITP

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Roc.No : SWP/BPA/212264/2024 Date:03.07.2024

Subject: Planning Permission - Residential Building - District Town and Country planning - Tirunelveli District - Tirunelveli Local Planning Area- Tirunelveli City Municipal Corporation - Palayamkottai Taluk - Palayamkottai Ward - V.M.Chathiram Village, S.F.No - 318, 339/2part - New Town survey Ward - BS, Block No - 9, T.S.No - 22(Old T.S.Ward - BS, Block No - 9, T.S.No - 88), approved layout L.P.H/DTP No.56/1962, plot No.A-72 an extent of 1037.00Sq.m. with FSI Area 3109.72Sq.m. - Proposed construction of 30 Dwelling Units / Residential Building - Planning Permission issued - forwarded for further action - Reg.

Reference:

1. Applicant M/s.ARK Builders and Properties Promoters Private Limited and Thiru.D.Aravinth Pon Prabhu online application no. SWP/BPA/212264/2024 dated.03.05.2024.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.No.18, Housing and Urban Development Department, dated: 04.02.2019.
5. G.O.No.18, Municipal Administration and Water Supply Department, dated:04.02.2019 and G.O.No.16,Municipal Administration and Water Supply Department,dated:31.01.2020.
6. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16.04.2009.
7. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, dated:22.09.2017.

8. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, dated:27-06-2012
9. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, dated: 14-12-2017
10. Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR, dated: 08.05.2019.
11. G.O.No.1, Housing and Urban Development Department, Dated: 05.01.2021.
12. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, dated: 22.01.2021.
13. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
14. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, dated: 23.04.2022.
15. Demand Payment Request Letter, Dated.04.06.2024.
16. M/s.ARK Builders and Properties Promoters Private Limited and Thiru.D.Aravinth Pon Prabhu Payment paid through online on 01.07.2024.
17. Tirunelveli Local Planning Authority Resolution No.59, dated.10.06.2024.

With reference to the 1st Cited letter, applicant has requested for the Planning Permission for the proposed construction of 30 Dwelling units/Residential Building in Tirunelveli District, Tirunelveli Local Planning Area, Tirunelveli City Municipal Corporation, Palayamkottai Taluk, Palayamkottai Ward, V.M.Chathiram Village, S.F.No.318, 339/2part, New Town survey Ward - BS, Block No - 9, T.S.No - 22 (Old T.S.Ward - BS, Block No - 9, T.S.No - 88), approved layout L.P.H/DTP No.56/1962, plot No.A-72 an extent of 1037.00Sq.m. with FSI Area 3109.72Sq.m. Site demarcated as 'ABCD' with **Planning permission No. *PP/BP/TLPA No:SWP/67/2024*** from 03.07.2024 to 02.07.2032 (8 Years). Planning Permission has been issued with the following general and special conditions.

Proposal Details:

Area of Site - 1037.00Sq.m.

FSI Area - 3109.72 Sq.m.

Proposed Building : 30 Dwelling units/Residential Building

Building details:

S.No	Floor Details	F.S.I Area (Sq.m)	Non F.S.I Area(Sq.m)	Total Area (Sq.m)
1.	Proposed Stilt Floor (Parking)	31.82 (Electrical Room)	604.00	635.82
2.	Proposed First Floor (6 Dwelling units)	615.58	-	615.58
3.	Proposed Second Floor (6 Dwelling units)	615.58	-	615.58
4.	Proposed Third Floor (6 Dwelling units)	615.58	-	615.58
5.	Proposed Fourth Floor (6 Dwelling units)	615.58	-	615.58
6.	Proposed Fifth Floor (6 Dwelling units)	615.58	-	615.58
7.	Proposed Head Room	--	10.08	10.08
	Total	3109.72	614.08	3723.80

FSI = 3109.72 / 1037.00

= 2.998 > 2.00

width of road = 18.29 m

(Permissible premium FSI 50% of FSI area)

Premium FSI = 0.998

Premium FSI Area = 1035.72Sq.m.

As per Rule No.11 of Tamil Nadu Combined Development and Building Rules 2019:

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 Registered 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 Buildings Services and amenities the construction of Building.

(f) Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

Special Conditions:

1. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
3. Planning Permission 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 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.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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 of the ownership by granting technical clearance or planning permission. Only the applicant's entitlement to develop 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 appropriate organization to decide this.
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 dated22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act2016. The promoter has to advertise, 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. It is only the responsibility of the builders to ensure the stability of the Building.
9. As per Rule No. 9(1)(f) of Tamil Nadu Combined Development and Building Rules 2019, Before the Commencement of the Building work at site for which building permission has been granted, the owner shall within the validity

period of building permission give notice to the authority, of his intention to start the work at the building site in Form.2 in Annexure –XIV. And also when the building construction reaches the Basement Level; Progress Certificate Form -3 should be submitted as per rule no.9 (2)(b).

10. 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 itself. After Completion of the building works at site, the Completion Certificate to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections

Conditions:

1. The planning permission is valid for eight years from the date of issue. Period of Planning Permission will be from 03.07.2024 to 02.07.2032 (8years).
2. Solar Water Heating System should be installed in the proposed 30 Dwelling units of Residential Building Parking as suggested in the building should be utilized as it is in the approved Building plan.
3. The setback spaces should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
4. The proposed construction of 30 Dwelling units / Residential Building should be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Planning Permission should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
5. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Municipal Administration and Water Supply Department, dated:04.02.2019.

6. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed 30 Dwelling units of Residential Building by his own expenses.
7. The drinking water over head tank, well and Borewell located in the plot should be equipped with preventive measures.
8. Fire prevention and fire fighting equipment should be provided in the proposed construction as required by law.
9. As per G.O. No.341, Municipal Administration and Water Supply Department, dated: 03.11.2004, "U" Trap should be installed in septic tank.
10. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
11. G.O.17, Housing and Urban Development Department, Dated: 05.02.2016, Solar Photo Voltaic Panels should be installed at least 1/3 of the upper floor area for one Kilowatt of electricity.
12. Along with the original copy of the approved plan and the copy of the Proceedings of the Member Secretary of Tirunelveli Local Planning Authority, the copy should be given to the purchasers
13. Final building Approval order should be obtained from the Commissioner, Tirunelveli City Municipal Corporation.
14. If any of the details given in the application for planning permission is found to be incorrect, this order will be cancelled and legal action will be taken.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. The concerned local body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

Fees Details

Charges Paid Details

Description	Amount& Date
1. Development Charges for Land	Rs.2,074/- dt.01.07.2024.
2. Development Charges for Building	Rs.18,620/-dt. 01.07.2024.
3. Centage Charge For Land	Rs.300/-dt.01.07.2024.
4. Centage Charge for Building	Rs.33,700/-dt. 01.07.2024.
5. Infrastructure and Amenities Charges	Rs.5,84,680/-dt. 01.07.2024.
6. Security Deposit Charges	Rs.2,92,340/-dt. 01.07.2024.
7. Completion Certificate Charges	Rs.40,082/- dt. 01.07.2024.
8. Display Board Charges	Rs.1,500/- dt. 01.07.2024.
9. Premium FSI Charges	Rs.1,03,62,379/- dt.01.07.2024.
10. Scrutiny Fees	Rs.9,014/- dt.03.05.2024.
11. Shelter Charges	Rs.24,213/- dt.03.05.2024.

Member Secretary/JointDirector,
Tirunelveli Local planning Authority,
District Town and Country Planning Office,
Tirunelveli.

To

1. The Commissioner,
   Tirunelveli City Municipal Corporation,
   Tirunelveli District.

2. M/s.ARK Builders and Properties
   Promoters Private Limited,
   Thiru.D.Aravinth Pon Prabhu,
   6/9 Art Of Ark,
   1st Cross Street,
   Maharajanagar,
   Tirunelveli-627 011.

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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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.