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DIGITALLY VERIFIED RECORD

District Town and Country Planning Office
Tirunelveli District
Proceedings of Joint Director
Present:Thiru.P.Ranganathan,B.E.,M.Tech.,(IITD).,AITP

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Roc.No : SWP/BPA/0485432/2025 Date:30.06.2025

Subject: Technical Concurrence - Residential Apartment Buildings for Tamilnadu Urban Habitat Development Board - District Town and Country planning - Tirunelveli District - Radhapuram Taluk - Vadakku valliyur Town Panchayat - Vadakku valliyur Village, S.F.No - 1677/6 and 1691/5 government meikkal poromboke land with site extent of 20,066.48 Sq.m. - Proposed construction of Residential Apartment Buildings (G.F + 5 Floors) 504 Tenements with Type A- 3blocks, Type B- 2blocks, Type C- 2blocks, Type D- 1blocks (Total 8 Blocks) at Periyar Nagar Phase -I with Total FSI Area 19,731.36 Sq.m - Technical Concurrence issued - forwarded for further action - Reg

Reference:

1. Applicant The Executive Engineer, Tamilnadu Urban Habitat Development Board, Tirunelveli Division, online application no. SWP/BPA/485432/2025 dated.24.03.2025.
2. Proceedings of District Collector, Tirunelveli District, Land alienation order Roc No:G3/3377/2023,dated:15.02.2025.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

5. G.O.No.18, Housing and Urban Development Department, dated: 04.02.2019.
6. 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.
7. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16.04.2009.
8. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, dated:22.09.2017.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, dated:27-06-2012
10. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, dated: 14-12-2017
11. Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR, dated: 08.05.2019.
12. G.O.No.1, Housing and Urban Development Department, Dated: 05.01.2021.
13. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, dated: 22.01.2021.
14. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
15. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, dated: 23.04.2022.
16. Demand Payment Request Letter, Dated.27.06.2025.
17. Executive Engineer, Tamilnadu Urban habitat Development Board Payment paid through online on 28.06.2025.

With reference to the 1st Cited letter, the applicant Executive Engineer, Tirunelveli Division, Tamilnadu Urban Habitat Development Board has requested for the Technical Concurrence for the Proposed construction of 504 Dwelling units/Residential Apartment Building with Type A- 3blocks, Type B- 2blocks, Type C- 2blocks, Type D- 1blocks (Total 8 Blocks) by Tamilnadu Urban habitat Development Board in Tirunelveli District, Radhapuram Taluk, Vadakku valliyur Town Panchayat, Vadakku valliyur village , S.F.No - 1677/6 and 1691/5 government meikkal poromboke land Site extent 20,066.48 Sq.m.

The Land alienation in favour of Tamilnadu Urban Habitat Development Board for above site in government meikkal poromboke land was issued by Proceedings of the District Collector, Tirunelveli District Roc No:G3/3377/2023,dated:15.02.2025.

So , The Proposed construction of Residential Apartment Building (G.F + 5 Floors) 504 Tenements with Type A- 3blocks, Type B- 2blocks, Type C- 2blocks, Type D- 1blocks (Total 8 Blocks) at Periyar Nagar Phase -I Building in abovesaid site by Tamilnadu Urban habitat Development Board with FSI Area 19731.36 Sq.m has been issued with Technical Concurrence No: ***BP/TVL DTCP No.SWP/ 101 /2025,*** and the boundary of the site is Demarcated as **'ABCDEF'** with the following general and special conditions.

Proposal Details:

Area of Site - 20,066.48 Sq.m.

FSI Area - 19,731.36 Sq.m.

Proposed Building : 504 Dwelling units/Residential Building

S.No	Floor Details	Type - A (A1,A2,A3)	Type - B (B1,B2)	Type - C (C1,C2)	Type - D BLK:D1	F.S.I Area	Non F.S.I Area (Sq.m	Total Area (Sq.m)
1.	Ground Floor	314.08*3	382.60*2	478.08*2	624.96*1	3288.56	-	3288.56
2.	First Floor	314.08*3	382.60*2	478.08*2	624.96*1	3288.56	-	3288.56
3.	Second Floor	314.08*3	382.60*2	478.08*2	624.96*1	3288.56	-	3288.56
4.	Third Floor	314.08*3	382.60*2	478.08*2	624.96*1	3288.56	-	3288.56
5.	Fourth Floor	314.08*3	382.60*2	478.08*2	624.96*1	3288.56	-	3288.56
6.	Fifth Floor	314.08*3	382.60*2	478.08*2	624.96*1	3288.56	-	3288.56
7.	Head Room	(3.26*5.43*3)	(3.26*5.43*4)	(3.26*5.43*4	--	--	141.61	141.60
	Total	5653.44	4591.20	5736.96	3749.76	19731.36	141.61	19872.97

FSI = 19731.36
20066.48

= 0.99 < 2.00.

Height of the Building = 18.24 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. The OSR '**1** to **4'** having an OSR area of 2011.84 Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
3. Technical clearance 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 arises /dispute 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. It is only the responsibility of the builders to ensure the stability of the Building.
8. 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).
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 Concurrence 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. Solar Water Heating System should be installed in the Proposed construction of Residential (G.F + 5 Floors) 504 Tenements for the Tamilnadu Urban habitat Development Board.
2. 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 Residential (G.F + 5 Floors) 504 Tenements/ Building by Tamilnadu Urban habitat Development Board 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. Owner/occupier should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from Proposed construction of Residential (G.F + 5 Floors) 504 Tenements/ Building by Tamilnadu Urban habitat Development Board by his own expenses.
7. The drinking water over head tank, well and Bore well 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. Final building Approval order should be obtained from the Executive Officer, Vadakku valliyur Town Panchayat.
13. 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.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.
15. 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.40134/- dt.28.06.2025
2. Development Charges for Building	Rs.99365/-dt. 28.06.2025
3. Centage Charge For Land	Rs.600/-dt.28.06.2025.
4. Centage Charge for Building	Rs.2,64,500/-dt. 28.06.2025
5. Display Board charges	Rs.1,500/-dt. 28.06.2025
6. Scrutiny Fees	Rs.69,284/- dt.24.03.2025.

JointDirector
District Town and Country Planning Office,
Tirunelveli.

To

1. The Executive Officer
   Vadakku valliyur Town Panchayat,
   Tirunelveli District..
2. the Executive Engineer
   Tamilnadu Urban Habitat Development Board
   Tirunelveli Division,
   NGO B Colony Extension,
   Tirunelveli - 627007

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.