

PP

APPROVAL RECORD

# Planning Permission

Ariyalur

Ariyalur 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.



**MEETINGS OF THE DEPUTY DIRECTOR/ASSISTANT DIRECTOR(I/C) OF**  
**ARIYALUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE**  
**PRESENT: THIRU. M.SRIDHAR, B.E.M.PLAN.,**

Additional School Building – Directorate of Town and Country Planning, Chennai – 107 – Ariyalur District – Jayamkondam Municipality-Angarayanallur(west)Village,S.F.No:113/15B1B, 15B2, 16A, 16B, 17A1, 17B1B, 114/2A2 with an extent of 16928.85 Sq.m – Additional Construction of School building – Technical Concurrence issued - Forwarded for further action –Reg

- Reference:
1. M/s Chellammal Educational and Charitable Trust, Online Application Reference No. SWP/BPA/336634/2024, Dated:27.09.2024.
  2. The Director Town and Country planning Technical concurrence Issued Application No. SWP/BPA/336634/2024, Dated:18.11.2024
  3. This Office Letter No. SWP/BPA/336634/2024, Dated:19.11.2024 (Fees requested)
  4. Date of receipt of payment of fee from the Applicant: 20.11.2024.
  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.138, Housing and Urban Development Department, Dated: 04.06.2004.
  8. G.O. Ms. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
  9. G.O. Ms. No.18 & 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020 respectively.
  10. Circular of Commissioner of DTCP, Chennai ROC No. 4367/2019-PA2, Dated: 07.03.2019 and 14.03.2019.
  11. Circular of Commissioner of DTCP, Chennai ROC No. 7486/2009-PA2, Dated: 16.04.2009.
  12. Circular of Commissioner of DTCP, Chennai ROC No. 21075/2009-PA1, Dated: 27.06.2012.
  13. Circular of Commissioner of DTCP, Chennai ROC No. 12201/2017-PA1, Dated: 22.09.2017.
  14. Circular of Commissioner of DTCP, Chennai ROC No. 14227/2017-CP, Dated: 14.12.2017.
  15. Circular of Commissioner of DTCP, Chennai N.K. No. 4367/2019-BA2, Dated: 06.11.2019 and 14.08.2021.
  16. Director of DTCP, Chennai Power Delegation Circular ROC No. 7963/2022-K1, Dated: 23.04.2022.

17. District Officer, Tiruchirappalli District (FAC) Perambalur District, Fire & Rescue Service Department Roc. No.4356/A/2024,Dated.08.08.2024.
18. Joint Director, Agriculture Department, Ariyalur District NOC letterNo.E2/2810/2017,Dated:15.09.2017.
19. The Assistant Director, Perambalur Region proceedings No. 15/2018inRoc.No.1408/2017/PD,Dated:20.07.2018.

**Order:-**

With reference to the 1st cited letter, the applicant has requested for the approval of Proposed Additional School building at Ariyalur District, Jayamkondam Municipality, Angarayanallur(west) Village, S.F. No: 113/15B1B, 15B2, 16A, 16B, 17A1, 17B1B, 114/2A2 with an extent of 16928.85 Sq.m., The proposed additional School building FSI Area is 6448.15 Sq.m

the applicant request has been accepted. In this site already in reference 14th cited for School building with FSI area of 4854.69 Sq.m building approval with site approval is issued. The area statement for the proposed additional school building is as follows Hence, the site is earmarked as “A to P” and Building plan Director Technical Clearance No: **B.P/DTCPNo:548/2024.**

**Proposal Details:**

Area of Site—16928.85 Sq.m

| S.No | Block Name       | FSI Area (Sq.m) | Non FSI Area (Sq.m) | Total Built-up Area (Sq.m) |
|------|------------------|-----------------|---------------------|----------------------------|
| 1    | <b>Block – I</b> |                 |                     |                            |
|      | Ground Floor     | 543.48          | -                   | 543.48                     |
|      | First Floor      | 543.48          |                     | 543.48                     |
|      | Second Floor     | 543.48          |                     | 543.48                     |
|      | Third Floor      | 543.48          |                     | 543.48                     |
|      | Fourth Floor     | 543.48          |                     | 543.48                     |
|      | Head Room        | -               | 188.28              | 188.28                     |
|      |                  |                 |                     |                            |
| 2    | <b>Block – 2</b> |                 |                     |                            |
|      | Ground Floor     | 746.15          |                     | 746.15                     |
|      | First Floor      | 746.15          |                     | 746.15                     |
|      | Second Floor     | 746.15          |                     | 746.15                     |
|      | Third Floor      | 746.15          |                     | 746.15                     |

|   |                  |         |        |        |
|---|------------------|---------|--------|--------|
|   | Fourth Floor     | 746.15  |        | 746.15 |
|   | Head Room        | -       | 80.63  | 80.63  |
| 3 | <b>Block – 3</b> |         |        |        |
|   | Wathcman Shed    |         | 5.67   | 5.67   |
|   | Total            | 6448.15 | 274.67 | 274.67 |

Existing FSI Area –4854.69 Sq.m

Proposed FSI Area –6448.15Sq.m

Total FSI Area -11302.84Sq.m  
FSI - 0.66

OSR– 1700Sq.m

The Deputy Director/Assistant Director(i/c), Ariyalur District Town & Country Planning Office to issue building approval U/S 47 of Tamil Nadu Town and Country Planning Act 1971. with the following Special and General Conditions:-

**Special Conditions:-**

1. The boundary of the OSR has been earmarked as "1 to 5" having an OSR area of 1700 Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i). The gifting of the reservation of land for community recreational purposes in respect of Institutional Developments to the Local body is not required.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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. Planning Permission 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. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning

permission. Initial verification of the documents (lease deed, sale deed, Patta, gift deed & Power of Attorney, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization 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.

**General Conditions:-**

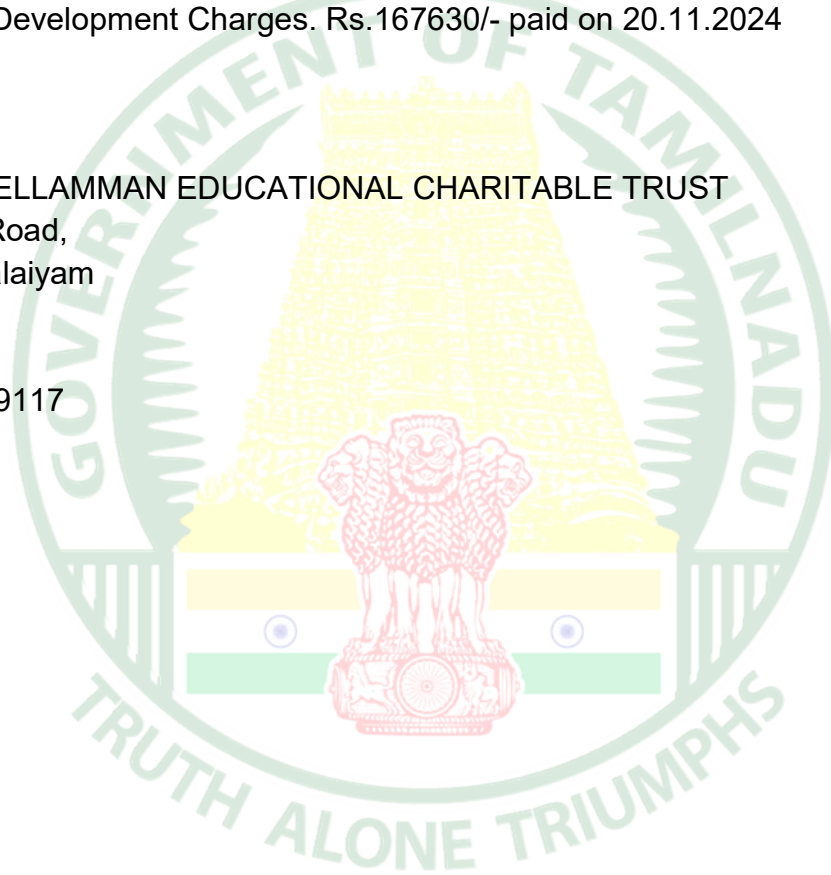
- 1) Parking area to be utilized only for parking purpose mentioned as per approved drawing.
- 2) The Vacant Space shown in the drawing should be left as it is.
- 3) No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
- 4) Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16, Municipal Administration and Water Supply Department, Dated:04.02.2019&31.01.2020.
- 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) Fire rescue equipment should be provided as per Rules.
- 8) As per GO. No. 341, MAWS Department dated 03.11.2004 "U" Trap in the septic tank design to be provided.
- 9) Fly Ash brick materials must be used for construction.
- 10) As per G.O.(Ms) No. 18, Municipal Administration and Water Supply Department, 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.

11)As per the G.O. Ms. No. 17, Department of Housing and Urban Development, Dated: 05.02.2016. The following fees are paid by the applicant to the appropriate Government account head has been paid.

- 1) Scrutiny Fees – Rs.49162/- paid on 29.08.2024.
- 2) Infrastructure and Basic Amenities Charges–Rs.1212600/- paid on 20.11.2024.
- 3) Display Board Fees – Rs.1,500/- paid on 20.11.2024.
- 4) Centage Charges – Rs.21800/- paid on 20.11.2024.
- 5) Completion Certificate Charges – Rs.125755/- paid on 20.11.2024.
- 6) Security Deposit Charges – Rs.1063140/- paid on 20.11.2024.
- 7) Premium FSI Charges – Nil.
- 8) Shelter Charge – Rs.9972/- paid on 20.11.2024
- 9) Development Charges. Rs.167630/- paid on 20.11.2024

**Copy to:**

Thiru.M S CHELLAMMAN EDUCATIONAL CHARITABLE TRUST  
Old By Pass Road,  
Velayuthampalaiyam  
Punjaipugalur,  
Karur,  
Tamilnadu-639117



# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
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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.

