

PP

APPROVAL RECORD

Planning Permission

Dharmapuri 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.



PROCEEDINGS OF THE ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE, DHARMAPURI.
PRESENT THIRUMATHI. S.MOHANA, M.E.,
ASSISTANT DIRECTOR
ONLINE BUILDING PLAN APPLICATION –
TECHNICAL CONCURRENCE (NON-PLANNING AREA)

Application No: SWP/BPA/884862/2026
Sir/Madam,

Dated: 28.07.2026

Subject:

School Building – Online Application received – District Town and Country Planning Office, Dharmapuri –The Additional and Proposed Construction of School Building -having Ground+2 floors (Block –I) , Ground floor (Block –III) and Ground floor (Block –IV) with an Total proposed FSI area of **862.65** Sq.mt in S.F.No: 716/1B1 - Erranahalli Village and Panchayat - Palacode Panchayat Union/ Taluk- Dharmapuri District with an site extent of 8925.00 Sq.m .- Technical Clearance issued- Forwarded for further action-Reg.

Ref:

1. Applicant St.James Matriculation School, Dharmapuri District vide Online Application Ref No: SWP/BPA/884862/2026 , Dated.27.06.2026.
2. District Officer, Fire and Rescue services, Dharmapuri Letter No.: PP NOC No: 10936/NOC/NMSB/2026 Date : 08.07.2026. (No Objection Certificate).
3. G.O.Ms. No:79 Housing and Urban Development Department, Dated:04.05.2017
4. Joint Director Agriculture department, Dharmapuri vide Letter ROC No. E2/5156/2026, Dated: 17.07.2026 (Dry Land NOC Letter)
5. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.4367/2019/BA2, Dated: 05.02.2020, 14.08.2021 & 11.10.2021.
6. Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated: 23.04.202 & 11.04.2023.
7. G.O.Ms.No:86, Housing and Urban Development Department, Dated: 28.03.2012.
8. G.O.Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
9. G.O.Ms No 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
10. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/BA1, Dated: 27-06-2012.
11. This Office Online Demand Payment Request Letter, Dated: 23.07.2026
12. Applicant St.James Matriculation School, Dharmapuri District vide Online Application Ref No: SWP/BPA/884862/2026, Demand Remittance Dated 23.07.2026 & 24.07.2026
13. Deputy Director (i/c), District Town & Country Planning Office ,Dharmapuri Letter.No 1391/2022/DPI Dated: 31.01.2023. (Existing approval).
14. The Director of Town and Country Planning, Chennai Circular Roc.No.12201/2017/BA1, Dated: 22.09.2017.
15. The Director of Town and Country Planning, Chennai Circular Roc.No.14227/2017/TCP, Dated: 14.12.2017.
16. The Director of Town and Country Planning, Chennai Circular Roc.No.9611/2023/TCP5, Dated: 25.04.2023.
17. Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5, Dated: 20.4.2023.
18. G.O.Ms.No:138, Housing and Urban Development Department, Dated: 04.06.2004.
19. G.O.Ms.No:54, Housing and Urban Development Department, Dated: 12.03.2020.

20. Circular from the Director of Town and Country Planning vide letter Roc No. 7486/2009/BA2,Dated: 16- 04- 2009.
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14063/2020/CP,Dated:13.10.2020.
22. District Town and Country Planning Office, Dharmapuri District Letter No: 1391/2022/DD Dt:30.01.2023 (Regularisation of Educational Building Approved order)

The Proposal is received vide the reference 1st cited Online application for The Additional Construction of School Building -having Ground+2 floors (Block –I) , Ground floor (Block –III) and Ground floor (Block –IV) with an Total proposed FSI area of **862.65 Sq.mt** in S.F.No: 716/1B1 - Erranahalli Village and Panchayat - Palacode Panchayat Union/ Taluk- Dharmapuri District with an site extent of 8925.00 Sq.m. The Existing Block –I (Ground + first floor) and Block II (Ground Floor – Toilet block) - 376.17 sqm of FSI area was already regularized under G.O.76, Housing and Urban Development Department, Dated. 14.06.2018.

The application was processed and scrutinized as per the prevailing rules & regulations, records pursued and Site inspection was conducted. With reference to the letter 11st cited, Demand was raised against the applicant on: 23.07.2026

Applicant remitted the required fees and submitted the remittance letter to this office on 23.07.2026 & 24.07.2026

Hence, the Proposed Additional and proposed Construction of School Building - having Ground+2 floors (Block –I) , Ground floor (Block –II) , Ground floor (Block –III) and Ground floor (Block –IV) with an Total Proposed FSI area of **862.65 Sq.mt** in S.F.No: 716/1B1 - Erranahalli Village and Panchayat - Palacode Panchayat Union/ Taluk- Dharmapuri District with an site extent of 8925.00Sq.m. The boundary of the site is earmarked as “A” to “G” and numbered as **SWP/DTCP/Dharmapuri /Site Approval No. 128/2026** is issued for site Approval.

AREA DETAILS:

Area of the Site – 8925.00 Sq.m.

	Existing Approved Area (Regularisation of Educational Building under GO 76)		Additional and Proposal Area	Total FSI Area (Sq.m)	NON F.S.I AREA (Sq.m)
FLOOR NAME	F.S.I AREA (Sq.m)	NON F.S.I AREA (Sq.m)	FSI Area Sq.m		
Block –I (Existing Regularisation with additional proposed)					
Ground Floor	172.00	-	179.05	351.05	-
First Floor	172.00	-	179.05	351.05	-
Second floor (Proposed)	-	-	351.05	351.05	-
Head Room	-	-	-	-	31.59
Block –II (Existing Regularisation of Educational Building Approved)					
Toilet Block	32.17	-	-	32.17	-
Block –III (Proposed)					
Ground Floor	-	-	67.05	67.05	-
Block –IV (Proposed)					
Ground Floor	-	-	86.45	86.45	-
TOTAL AREA	376.17	-	862.65	1238.82	31.59

Existing regularized FSI Area = 376.17 Sq.m

Additional and proposed FSI area= 862.65sqm

Total FSI area = 1238.82 sqm

With above area the Additional and proposed construction of School building, technical approval has been issued as per the section 47A of Town and Country Planning Act 1971 with following special and general conditions. The building plan Numbered as **SWP/DTCP/DHARMAPURI/Building Approval No: 31/2026**.

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

Special conditions:

1. The OSR– 933.66 Sq.m. (10.46%) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. At the time of Proposed Construction, the old building is to be demolished.
3. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Technical Concurrence is issued in accordance with the provisions of the Tamil Nadu 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 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. Conditions mentioned in the No objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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 dated: 22.06.2017 has 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".
8. 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 technical clearance and planning permission. Only the applicant's entitlement to development 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 right organization to decide this.
9. According to G.O.Ms.No 18 , Municipal Administration and Water Supply Department, Dated 04-02-2019 & G.O.Ms.No 123 Housing and Urban Development Department, Dated:28.06.2024 Construction continuance certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level and Last Storey itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
10. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
11. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11. The 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.
 - d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - e. Workmanship, soundness of structure and materials used.
 - f. Quality of building services and amenities the construction of building.
 - g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
12. It is only the responsibility of the builders to ensure the stability of the building.
13. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversion charges, before issuing the final approval
- Head of Account:
0217 Urban Development - 60 other Urban Development Schemes –
800 other Receipts - AS Receipts under Land Use Conversion Charges-
27 Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709)
14. Conditions stipulated in the Fire NOC cited in the reference 2nd issued by District Fire Officer, Dharmapuri, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.

Conditions:

1. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 49/47A of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
2. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels have to be erected at the 1/3 portion of total terrace area.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. 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.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. 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.
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per GO Ms No.18 and 16 of Municipal Administration and Water Supply Department Dated: 04.02.2019 and 31.01.2020, 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. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
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 The Special Officer/ Block Development Officer, Erranahalli Panchayat, Palacode Panchayat Union /Taluk, Dharmapuri 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. As Per G.O.18, Municipal and Administration and Water Supply Department, Dated: 04.02.2019 Rules No: 65, in every Public Building, closed circuit Television units should be installed at rate one unit for every 300 sq.m of floor area and thereof.

The applicant remitted the required fees given below

Fees Paid Details:

Sl.No	Charges	Paid Details in Existing approval	Paid Details in Proposed application
1	Scrutiny Fees	G.O.76, Housing and Urban Development Department, Date : 14.06.2018 Existing Regularized	15923.00 Dt:27.06.2026
2	OSRA Fees		OSR Area retained
2	Premium FSI Charges		Not applicable
3	Development Charges For Building		12730.00 Dt:23.07.2026
4	Development Charges For Land		35720.00 Dt:23.07.2026
5	Centage Charge For Land		1500.00 Dt:24.07.2026
6	Centage Charge For Building		6000.00 Dt:24.07.2026
7	Infrastructure and Amenities charges		162244.00 Dt:24.07.2026
8	CC charges		13702.00 Dt:23.07.2026
9	Security Deposit Charges		81122.00 Dt:23.07.2026
10	Display Board Charges		1500.00 Dt:23.07.2026
11	Shelter Charges		Not applicable

Enclosure:

Building Plan Map -1 Copy

Assistant Director,
District Town & Country Planning Office,
Dharmapuri

To

The Special Officer/ Block Development officer,
Erranahalli Village and Panchayat,
Palacode Panchayat Union /Taluk,
Dharmapuri District.

Copy to :

St. James Matriculation School,
Mr. P. John ganesh (Correspondent),
Kushkal, Erranahalli (Post)
Palacode Taluk, Dharmapuri District -636808

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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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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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.

