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APPROVAL RECORD

Planning Permission

Dindigul

Dindigul 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 Deputy Director(FAC), District Town and Country Planning,
Dindigul District, Online Building Application – Planning Permission
Present Thiru. G.Jayaprakash, B.E., M.Plan.,

SWP/BPA/015110/2023

Dated: 20.09.2024

Subject: : Institutional Building (School) – Office of the Dindigul District Town and Country Planning – Dindigul District – Dindigul Local Planning Area – Dindigul East Taluk – Adiyannuthu Panchayat – Adiyannuthu Village – S.F.Nos.183/1A2, 183/1B; 188/2B an extent of site 8436.00 Sq.m – Existing and Proposed construction of School building (Ground +2) for FSI area of 4115.78 Sq.m (44302.25 Sq.ft). Planning Permission issued – forwarded for further action – Regarding

Reference: : 1. Applicant M/s Tarbiya Builders Pvt Ltd., Online Application Reference No. SWP/BPA/15110/2023 Dated: 27.09.2023.
2. Director, Town and Country Planning, Chennai Technical Clearance issued online for Application No. SWP/BPA/015110/2023 , Dated. 10.08.2024
3. G.O.Ms.No.86, Housing and Urban Development Department, dated 28.03.2012.
4. G.O. Ms.No.85, Housing and Urban Development Department, dated 16.05.2017.
5. G.O. Ms.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O. Ms.No.16, Department of Municipal Administration and Water Supply 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.21075/2009/BA1 dated 27.06.2012
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.14227/2017/Special Cell dated 14.12.2017
10. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
11. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
12. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018
13. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004
14. G.O. Ms.No.01, Housing and Urban Development Department, dated 05.01.2021
15. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020.

16. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2, dated. 23.09.2020 .
17. Assistant District officer, Fire and Rescue Station, Dindigul Letter.No.129/2023 Dated: 28.08.2023.
18. Demand payment Request letter dated. 19.08.2024.
19. Applicant M/s Tarbiya Builders Pvt Ltd, Demand Remittance letter dated and 17.09.2024.

Order

With reference to the 1st Cited letter, the applicant M/s Tarbiya Builders Pvt Ltd has requested for the approval of School building at Dindigul District, Dindigul Taluk, Adiyannuthu Panchayat, Adiyannuthu Village, S.F.Nos.183/1A2, 183/1B; 188/2B an extent of site 8436.00 Sq.m, Existing and Proposed construction of School building (Ground +2) for FSI area of 4115.78 Sq.m (44302.25 Sq.ft The Boundary of the site has been marked as "A to G" and the Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 368/ 2024** vide under reference No.2 of Director, Town and Country Planning, Chennai. In the site, the Planning Permission has been issued and numbered as **SWP/LPA/DINDIGUL/Planning Permission No. 47/2024**.

The area statement for the proposed School building is as below.

Area of Site – 8436.00 Sq.m.

Usage : School Building

Building details:

SL No	Floor Details	FSI (in Sq.m)	Non-FSI (in Sq.m)	Total Area (In Sq.m)
1.	Ground Floor	1378.10	172.07	1550.17
2.	First Floor	1368.84	181.33	1550.17
3.	Second Floor	1368.84	181.33	1550.17
4.	Head Room	–	113.40	113.40
	Total	4115.78	648.13	4763.91

School Building FSI Area = 4115.78 Sq.m.

FSI = 0.49 < 2.0

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

Special Conditions

1. As per TNCD&BR 2019 Rule No.41, the OSR reservation area of 871.37 sq.m. has been marked as 1 to 6 in site plan and the space so reserved should be kept open.
2. Conditions stipulated in the No Objection certificates obtained from the Fire and Rescue Services department must be fulfilled.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

4. Planning Permission 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 . 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, gift deed etc..) submitted by the applicant 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. The Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)
2. If the application applied under 49 or 64(1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country Planning.
3. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant
4. Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide necessary Fire Resistance Equipment's in the proposed Building
5. 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
6. Fly Ash bricks and Materials to be used Mandatory
7. Setbacks should be retained as per Approval Drawing
8. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided

9. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB

10. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained

11. Mosquito netting to be provided at OHT and well

12. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building

13. As per G.O.16 MAWS dt.04.02.2019, a display board of size 60cm x 120cm to be erected which shows site details, building details and registered engineer details at the place of construction

14. Parking area to be utilized only for parking purpose mentioned as per approved drawing

15. Government registered electrical Contractor must be employed for wiring works during construction

16. Seismic Resistance Procedure to be Follow

17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building

18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale

19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the **President, Adiyannur Panchayat** if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

20. The Applicants/developer and also the architects/RE/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

21. With the Reference 5 and 6 mentioned Government Orders and Reference No.11 mentioned Circular the following conditions to be follow

(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, Dindigul 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 Deputy Director, District Town and Country Planning, Dindigul

(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	Amount Paid Date
1.	Scrutiny Fees	20885 .00	27.09.2023
2.	Centage Charge for Land	900.00	17.09.2024
3.	Centage Charge for Building	6000.00	17.09.2024
4.	Infrastructure and Amenities Charges	780200.00	17.09.2024
5.	CC Charges	51555.00	17.09.2024
6.	Security Deposit Charges	390100.00	17.09.2024
7.	Display Board Charges	1,500.00	17.09.2024
8.	Development charge for Land	33744.00	17.09.2024
9.	Development charge for Building	47900.00	17.09.2024
10.	Shelter Charges	18573.00	17.09.2024
11.	OSR Charges	Not applicable	
12.	Premium FSI Charges	Not applicable	

(E.Signed)

Deputy Director(FAC)

District Town and Country Planning office,

Dindigul District

To

The President,

Adiyanuthu Panchayat/Village,

Dindigul District

Copy to

1. Thiru. Tarbiya Builders and Private Limited
Adiyanuthu, Green Valley Public School
Madurai Road, Dindigul 6240022.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

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

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

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

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.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

