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APPROVAL RECORD

Planning Permission

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, District Town and Country Planning,
Dindigul District, Online Building Application – Technical Clearance
Present Thiru.G.Jayaprakash, B.E. M.Plan.,

No. SWP/BPA/304376/2024,

Dated: 31.12.2025

Subject: Government Institutional Building – District Town and Country Planning Office – Dindigul District – Athoor Taluk / Panchayat Union – Seevalsaragu Panchayat / Village – S.F.Nos: 84/7, 84/8B1, 86/1 and 86/1A2 Site area of 31278.00 Sqm – Proposed construction of arts and science college building with total FSI area of 16360.35 Sqm – Technical Clearance issued – Forwarded for further action – Regarding.

- Reference:**
1. Applicant. M/s. Co-operative science college, Online Application Reference No. SWP/BPA/304376/2024, Dated: 16.09.2024
 2. Director, Town and Country Planning, Chennai online technical concurrence issued letter dated: 30.12.2025.
 3. Deputy Director of Dindigul District Town and Country Planning Office, Inspection Report of Online Application No. SWP/BPA/0405461/2024, Dated: 21.09.2024
 4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O. No.1, Housing and Urban Development Department Dated: 05.01.2021.
 7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 8. G.O.No.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.cell, Dated: 14.12.2017.
 15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
 16. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004.
 17. G.O.Ms.No.18, Housing and Urban Development Department, dated

04.02.2019.

18. District Officer, Tamil Nadu Fire & Rescue Services, Dindigul District, Fire Service Noc K.Dis.No.13031/E1/2022, Dated:30.12.2022.
19. Joint Director, Agricultural Department, Dindigul District, letter No. Ma Thi 4/1315/2025, Dated:10.03.2025.
20. Block Development Officer letter Roc. No.3364/2025/B2, Dated:29.12.2025.

Order :-

With reference to the 1st Cited letter, the applicant M/s. Co-operative arts and science college has requested for the approval of proposed arts and science college at Dindigul District, Athoor Taluk / Panchayat Union, Seevalsaragu Panchayat / Village, S.F.Nos: 84/7, 84/8B1, 86/1 and 86/1A2 Site area of 31278.00 Sqm – Proposed construction of arts and science college building with total FSI area of 16360.35 Sqm and after scrutiny the same was forwarded to Director of Town and Country Planning, Chennai for concurrence.

In the above site the applicant has requested for the approval of proposed arts and science college building with a FSI area of 16360.35 Sqm. The **Technical Concurrence** is issued under section 47 of Town and Country Planning Act, 1971, as per rule 6(4),6(5) of TNCDBR-2019 and reference 7th cited for the above proposal and numbered as **B.P/DTCP No: 683/2025**. vide under reference No.2 of Director, Town and Country Planning, Chennai. In the site, the building permission has been issued and numbered as **Technical Permission No. 05/2025**.

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

Area of Site – 31278. 00 sq.m

Description	FSI Area in Sqm	Non FSI Area in Sqm	Total Area in Sqm
Block-1 College Block			
Ground Floor	8851.12	–	8851.12
Mezzanine Floor	659.02	–	659.02
First Floor	6654.65	–	6654.65
Terrace Floor	–	735.91	735.91
Block –2 HT Room (MV Panel)			
Ground Floor	195.56	–	195.56
Total	16360.35	735.91	17096.26

Already Approved FSI Area : 16360.35 Sqm
FSI Achieved : 0.575
OSR provided : 3239.00 Sq.m (10.35%)

The Building permission is issued with the following General and Special Conditions

SPECIAL CONDITIONS :

1. As per TNCD&BR 2019 Rule No.41, the OSR reservation area of 3239.00 Sqm has been marked as "1 to 4" in site plan and the space so reserved should be kept open.
2. As per TNCD&BR, 2019 Annexure–XVII (5)(3), 30m from the cremation or burial grounds ground water should not be extracted through bore well and condition stipulated by Block Development Officer letter vide 20th reference cited should be followed.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the fire and Rescue Services department must be fulfilled
5. Conditions stipulated in the No Objection certificates obtained from the central and State Govt Departments must be followed scrupulously.
6. 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 Architect / Licensed Surveyor 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.
7. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage
8. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director 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 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. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, Dated:05.02.2016 shown in Reference – 3 relating to installation and use of solar energy system, should be followed
10. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID Body of the letter.
11. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS :

1. The Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47)
2. 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.
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 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
6. 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
7. . Mosquito netting to be provided at OHT and well
8. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
9. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials to be used Mandatory
11. As per G.O.18 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
12. If the application applied under 47 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.
13. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
14. Setbacks should be retained as per Approval Drawing.
15. Government registered electrical Contractor must be employed for wiring works during construction
16. Seismic Resistance Procedure to be Follow
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Athoor Panchayat Union if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
19. 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
20. With the Reference 7 and 8 mentioned Government Orders and 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 Planning Permission 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 Planning Permission 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 Planning Permission 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 Planning Permission is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP.

(E.Signed)

Deputy Director(i/c),
District Town and Country Planning office,
Dindigul District

To

The Block Development Officer ,
Athoor Panchayat Union,
Dindigul District.

Copy to

Admin Officer / Co Operative Development Officer,
Co Operative Arts and Science College,
Seevalsaragu, Athoor, Dindigul.

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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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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The registers themselves, read for you.

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Patta and Chitta

Field Measurement Sketch

EC Analyzer

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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

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/tools



Services we run
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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

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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.

