

PP

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

WP/BPA/0590134 /2025

Dated: 04.05.2026

Subject: : Additional Institutional Building – Office of the Dindigul District Town and Country Planning – Dindigul District – Natham Taluk – Natham Panchayat Union – Punnapatti Panchayat and Village – S.F.Nos: 604/2B, 4, 5, 6, 606/1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 607/2, 3, 4, 6, 8, 10, 12, 608, 616/3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 617/1, 2, 3, 4, 618/3, 621/1, 622/4A2, 5A2, 5B, 9A1B, 9A2, 12A, 12B, 13B, 635, 636/3, 4, 5, 6, 637/2A, 3A1, 4A, 4B – Site Area: 250678.00Sq.m (As per approved Drawing) 246828.00Sq.m (As per Patta) – FSI Area:56442.45Sq.m has been already approved (Under GO.76 scheme) – Now additional site 34400.00 Sq.m area has been added with already approved site in Punnapatti Village, S.F.Nos:605/3, 614/4, 615/3A, 3B, 4, 616/1, 2, 618/1, 622/1, 2, 3 – The site area of 12000.00Sq.m has been reduced in the already approved site at Punnapatti Village, comprised in S.F.No: 606/2, 3, 622/5B, 9A2, 637/2A, 3A1, 4A, 4B. The total revised and corrected site area– 273078.00Sq.m (as per Patta) – Now additional FSI Area: 17400.48Sq.m – The total already approved corrected FSI area and the additional FSI area put together is 73206.45Sq.m – Technical Concurrence issued– forwarded for further action – Regarding.

- Reference: :**
1. Applicant. M/S.Titan Educational Trust, M/s.N.P.R Group of Institutions, represented by its Managing Trustee, Online Application No. SWP/ BPA/ 0590134 / 2025, Dated: 22.07.2025.
 2. The Deputy Director (i/c), Dindigul District Town and Country Planning office Inspection Report of Online Application No. SWP/ BPA/ 0590134 / 2025, dated: 29.07.2025
 3. Director, Town and Country Planning, Chennai Technical Clearance issued online for application No. SWP/ BPA/ 0590134 / 2025, Dated. 13.03.2026.
 4. Directorate of Town and Country Planning Office, Technical Concurrence in ROC.No:16799/2023/TCP1, Dated:15.07.2024 (Under GO.76 scheme)
 5. Duputy Director, Dindigul District Town and country Planning office, Proceedings Roc No.1913/2023/DD 3, Dated:09.08.2024.
 6. G.O.Ms.No.86, Housing and Urban Development Department, dated 28.03.2012.
 7. G.O. Ms.No.85, Housing and Urban Development Department, dated 16.05.2017.
 8. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 9. G.O. Ms.No.01, Housing and Urban Development Department, dated 05.01.2021

10. G.O. Ms.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019.
11. G.O. Ms.No.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
12. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020.
13. G.O. Ms.No.18, Housing and Urban Development Department, dated 04.02.2019
14. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004 (centage charge)
15. G.O. Ms.No.53, Housing and Urban Development Department, dated: 28.02.2024. (Non Planning area development charge)
16. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
17. Circular from the Director of Town and Country Planning, Roc no. 7486/2009/BA2 dated 16.04.2009.
18. Circular from the Director of Town and Country Planning, Roc no.12201/2017/BA1 dated 22.09.2017
19. Circular from the Director of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017
20. Circular from the Director of Town and Country Planning, Roc no.21075/2009/BA1 dated 27.06.2012
21. G.O.No.171, Housing and Urban Development Department, Dated:30.10.2025. (electric vehicle)
22. District Officer, Fire and Rescue Services, Dindigul District, NOC Letter No.PP NOC No: 5753/NOC/NMSB/2025. dated:24.10.2025.
23. Joint Director, Agriculture Department, Dindigul Letter No. டி.டி.டி. / 1630 / 2025, Dated:12.03.2025
24. Joint Director, Agriculture Department, Dindigul Letter No. டி.டி.டி. / 10621 / 2025, Dated:27.10.2025.
25. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
26. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020.
27. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2, dated. 23.09.2020.
28. Circular from the Commissioner of Town and Country Planning, Roc No.9611/2023/TCP5, dated 25.04.2023.
29. Demand payment Request letter dated. 27.11.2025.
30. Applicant. M/s.Titan Educational Trust, M/s.N.P.R Group of Institutions, Represented by its Managing Trustee, Dindigul Demand Remittance letter dated: 28.04.2026.

Order:-

With reference to the 1st cited letter, the applicant M/s.Titan Educational Trust, M/s.N.P.R Group of Institutions, Represented by its Managing Trustee, has requested approval for additional construction of an institutional building, in addition to the Technical Approval (Under GO.76 scheme) already issued in the 5th cited reference for an FSI area of 56442.45Sq.m in a site area of 250678.00Sq.m at Dindigul District, Natham Taluk, Punnapatti Village in S.F.No: 604/2B, 4, 5, 6, 606/1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 607/2, 3, 4, 6, 8, 10, 12, 608, 616/3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 617/1, 2, 3, 4, 618/3, 621/1, 622/4A2, 5A2, 5B, 9A1B, 9A2, 12A, 12B, 13B, 635, 636/3, 4, 5, 6, 637/2A, 3A1, 4A, 4B.

Now, an additional site area of 34400.00Sq.m has been added to the already approved site at Punnapatti Village in S.F.Nos: 605/3, 614/4, 615/3A, 3B, 4, 616/1, 2, 618/1, 622/1, 2, 3 and the site area of 8150.00Sq.m has been removed from the already approved site at Punnapatti Village in S.F.Nos: 606/2, 3, 622/5B, 9A2, 637/2A, 3A1, 4A, 4B. Total site area is 273078.00Sq.m (as per Patta)

In the above site the applicant has requested for Additional construction of Institutional buildings with an additional FSI area of 17400.48Sq.m. Total already approved retained and additional FSI area put together is 73206.45Sq.m. The boundary of the site has been marked as "1 to 107" and forwarded to Director of Town and Country Planning for Concurrence with reference to the letter 2nd cited.

In continuation the Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No.204/2026** vide under reference No.3 of Director, Town and Country Planning, Chennai.

The area statement for the Additional Institutional Building is as below.

Total site area – 273078. 00Sq.m (as per Patta)

Additional Institutional Building Area Statement in sqm

Sl.No	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m
1.	Block – A2(Pavilion)			
	Ground Floor	629.91	–	629.91
	First Floor	629.91	–	629.91
	Terrace Floor	–	29.07	29.07
2.	Block – A18(Civil & Mechanical Lab)			
	Ground Floor	352.38	–	352.38
3.	Block – A19(Civil & Mechanical Lab)			
	Ground Floor	2296.88	–	2296.88

	First Floor	2253.64	–	2253.64
	Terrace Floor	–	67.60	67.60
4.	Block – A24(Boys Hostel – Kitchen & Dining)			
	Ground Floor	1166.26	–	1166.26
	First Floor	650.49	–	650.49
	Terrace Floor	–	38.51	38.51
5.	Block – A33(Auditorium)			
	Ground Floor	1707.18	–	1707.18
6.	Block – A34 (Sports Hostel TNCA)			
	Ground Floor	591.26	–	591.26
	First Floor	591.26	–	591.26
	Second Floor	591.26	–	591.26
	Terrace Floor	–	38.17	38.17
7.	Block – A35 (Boys Hostel)			
	Ground Floor	1557.02	–	1557.02
	First Floor	1557.02	–	1557.02
	Terrace Floor	–	117.38	117.38
8.	Block – A36 (Girls Hostel)			
	Semi Basement	932.17	–	932.17
	Ground Floor	946.92	–	946.92
	First Floor	946.92	–	946.92
	Terrace Floor	–	105.08	105.08
	Total	17400.48	395.81	17796.29

Already Approved FSI Area(Go.76 Scheme) : 56442.45Sqm (A)

Repeated Block – A8 in Go.76 Scheme : 636.48Sqm (B)

Proposed Additional FSI Area : 17400.48Sqm (C)

Total FSI Area (A – B + C) : 73206.45Sqm

The Technical clearance is issued with the following General and Special Conditions.

SPECIAL CONDITIONS

1. **Necessary Environmental Clearance is to be obtained before issue of building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024 as mentioned in the reference 3rd cited.**
2. The OSR–1 area (earmarked as "A to F") 16473.00Sqm and OSR–2 area (earmarked as "G to N") 12288.00Sqm. Total OSR area of 28761.00Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1)(i).
3. The conditions stipulated in the license cited in the reference 22nd issued by District Officer, Fire and Rescue Services Department, Dindigul is to be followed scrupulously.

4. As per GO cited in the reference 21st, Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car and two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
6. Conditions mentioned in the No Objection certificates obtained from the central and State Govt Departments must be followed scrupulously.
7. 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. Technical Clearance 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.
8. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage..
9. 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.
10. "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.
11. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID Body of the letter:
12. 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, and 16, Department of Municipal Administration and Water supply Dated:04.02.2019 and 31.01.2020.
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.
7. Mosquito netting to be provided at OHT and well.
8. Fire Resistance and Fire rescue equipment in should be provided as per Rules..
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 Technical Clearance would be cancelled without intimation to the applicant.
14. Setbacks should be retained as per Approval Drawing.
15. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
16. Government registered electrical Contractor must be employed for wiring works during construction.
17. Seismic Resistance Procedure to be Follow.
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 Block Development Officer, Natham Panchayat Union 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 12 mentioned Government Orders and 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.

22.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of nonplanned 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 conversation 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)

Fees Paid details

Sl.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	4,52,957.00	22.07.2025
2.	Centage Charge for Land	300.00	28.04.2026
3.	Centage Charge for Building	38,000.00	28.04.2026
4.	Infrastructure and Amenities Charges	32,73,080.00	28.04.2026
5.	Display Board Charges	1,500.00	28.04.2026
6.	Shelter Charges	12,969.00	28.04.2026
7.	Security Deposit Charges	16,36,540.00	28.04.2026
8.	CC Charges	1,91,582.00	28.04.2026
9.	OSR Charge	Not applicable	
10.	Development charge for Land	10,92,320.00	28.04.2026
11.	Development charge for Building	1,78,000.00	28.04.2026
12.	Premium FSI Charges	Not applicable	

(E.Signed)

Deputy Director,
District Town and Country Planning office,
Dindigul District.

To

The Block Development Officer (V.P),
Natham Panchayat Union,
Dindigul District.

Copy to

The Managing Trustee,
Titan Education al Trust,
NPR Group of Institutions,
Punnappatty village, Uluppakudi(po),
Natham Taluk, Dindigul-624206.

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.

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.

