

PP

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



/P/BPA/725171/2025

Dated: 20.12.2025

Institutional Building – Office of the Dindigul District Town and Country Planning – Dindigul District/Corporation – Dindigul West Taluk – Ward No.01 – Block No.22 – T.S.No.25 ,26pt – for a site area of 7944.00 sqm (As per Lease deed) – Existing and Proposed Construction of Nursery and Primary School for a FSI Area – 2506.65 Sq.Mtr – Technical Clearance issued – forwarded for further action – Regarding

- Reference: :
1. Applicant DVVHNU Kamarajar Vidhayalaya Nursery and Primary School Secretary Mr.A.Hariharan Online Application No. SWP/BPA/725171/2025 , Dated. 10.12.2025
 2. G.O.Ms.No.86, Housing and Urban Development Department, dated 28.03.2012.
 3. G.O. Ms.No.85, Housing and Urban Development Department, dated 16.05.2017.
 4. 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
 5. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/BA2 dated 16.04.2009.
 6. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/BA1 dated 27.06.2012
 7. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/BA1 dated 22.09.2017
 8. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017
 9. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
 10. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004
 11. G.O. Ms.No.01, Housing and Urban Development Department, dated 05.01.2021

12. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020.
13. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2, dated. 23.09.2020.
14. Circular from the Commissioner of Town and Country Planning, Roc no.9611/2023/TCP5, dated 25.04.2023
15. G.O. Ms.No.53, Housing and Urban Development Department, dated: 28.02.2024.
16. G.O.Ms.No.173 Housing and Urban Development Department , dated: 10.11.2025
17. G.O.(M.s.)No.327 Housing and Urban Development Department, dated :24.07.2001(Approved Dindigul Master Plan)
18. Commissioner, Director of Town and Country Planning letter no.10591/03/DP2 approved no.D.D.P.(MR)/DTCP.No.08/2009 dated :20.05.2009 (Approved Meenachinaikenpatti DD plan)
19. District Officer, Fire and Rescue Services, Dindigul District, PP.NOC.No. 6707/NOC/NMSB/2025, dated 12.12.2025.
20. Demand payment Request letter dated. 17.12.2025.
21. Applicant DVVHNU Kamarajar Vidhayalaya Nursery and Primary School Secretary Mr.A.Hariharan, Dindigul Remittance letter dated : 18.12.2025.

Order :-

With reference to the letter in the 1st cited, applicant has requested for the approval of Institutional Building in Dindigul District , Dindigul West Taluk , Ward No.01 , Block No.22 , T.S.No.25 ,26pt – for a site area of 7944.00 sqm (As per Lease deed), FSI Area – 2506.65 Sq.Mtr. The Boundary of the site has been marked as "A to L" and Approval for site issued vide and Numbered as **SWP/DTCP/DINDIGUL/Site Approval No. 44/2025**. The Technical Clearance for the Existing and proposed construction of Primary and Nursery School in Ground and First Floor in the site has been issued and numbered as **SWP/DTCP/DINDIGUL/Building Planning Permission No. 53/2025**.

Site Area (As per Lease Deed): 7944.00 Sq.m

The Proposed Institutional Building (Primary and Nursery School)Details:

Sl.No	Block No	Floor Name	FSI Area (in Sq.m)	Non FSI Area (in Sq.m)	Total Built up area (in Sq.m)
1	Block 1	Existing Ground Floor	353.10	–	353.10
		Pro Ground Floor	154.78	–	154.78
		Existing First Floor	353.10	–	353.10
		Proposed First Floor	154.78	–	154.78
		Proposed Terrace Floor	–	69.52	69.52
2	Block 2	Existing Ground Floor	676.65	–	676.65
		Pro Ground Floor	46.90	–	46.90
		Proposed First Floor	767.34	–	767.34
		Proposed Terrace Floor	–	–	–
3	Block 3	Watch man booth	–	6.25	6.25
		Total	2506.65	75.77	2582.42

Total FSI Area: 2506.65 Sq.m

FSI : = 0.32 < 2.00

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

SPECIAL CONDITIONS

1. As per TNCDBR– 2019 Rule No.41(1)(i), in site plan, boundary marked as "1 to 6" reserved for Open space Reservation Area of 825.38Sq.Mtr (10.39%), the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.
2. According to G.O.M.S.No.173 Housing and Urban Development department dated : 10.11.2025 the Service road should be provided in the applicant land as per the GO norms
3. The Building marked in the site plan to be removed should be removed completely before applying for Completion Certificate for the Building

4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
5. Conditions mentioned in the No Objection certificates obtained from the central and State Govt Departments must be followed scrupulously.
6. 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
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. "The Tamil Nadu Government in G.O. MS. No. 112, Housing and Urban Development Department dated : 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Act 2016, The promoter has to advertise, 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."
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
13. According to G.O No 18 Municipal Administration and Water supply Department, dated: 04.02.2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth level and Last Story itself.

After completion of the building works completion certificate to obtain from this by the applicant

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 79 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
3. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant
4. 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 Commissioner, Dindigul Corporation 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

Fees Paid details

Si.No.	Charges	Amount in Rupees	Amount Paid Date
1.	Scrutiny Fees	17,213.00	10.12.2025
2.	Centage Charge for Land	600.00	17.12.2025
3.	Centage Charge for Building	4,000.00	17.12.2025
4.	Infrastructure and Amenities Charges	4,72,820.00	17.12.2025
5.	Security Deposit Charges	2,36,410.00	18.12.2025
6.	Display Board Charges	1,500.00	18.12.2025
7.	Development charge for Land	31,800.00	18.12.2025
8.	Development charge for Building	25,850.00	18.12.2025
9.	CC Charge	27,823.00	18.12.2025
10.	OSR Charge	Not applicable	
11.	Shelter Charges	Not applicable	
12.	Premium FSI Charges	Not applicable	

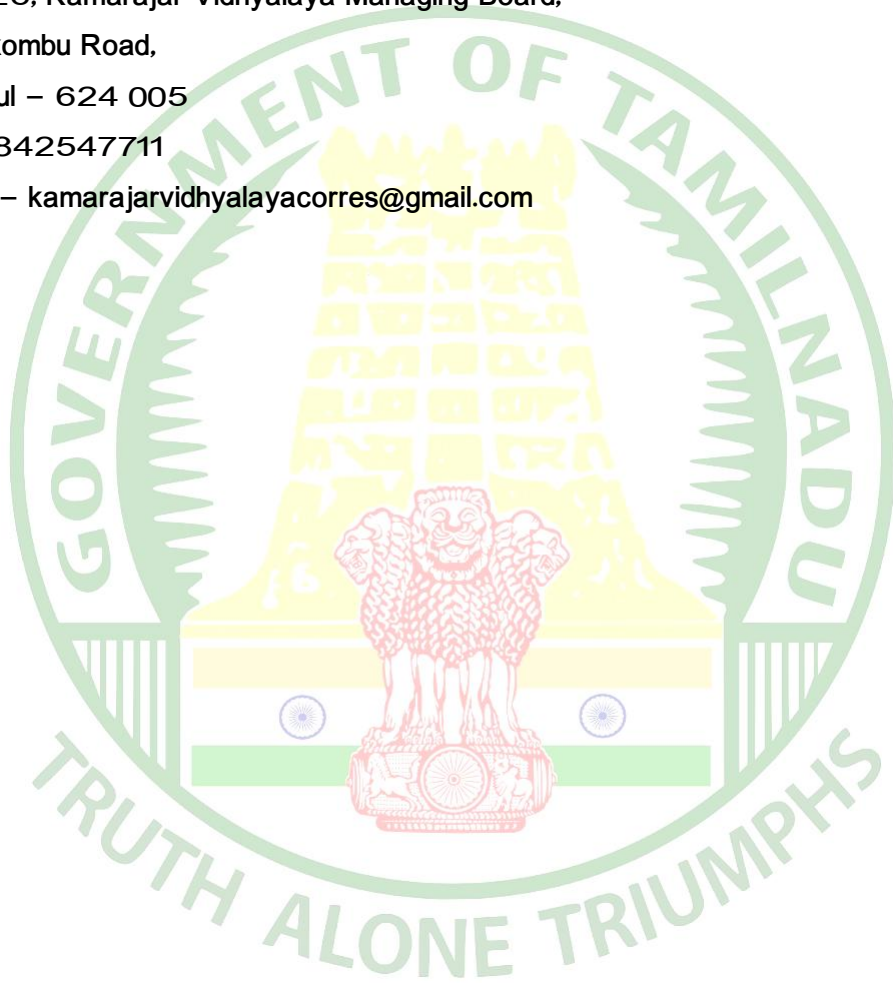
(E.Signed)
Deputy Director (i/c)
District Town and Country Planning office,
Dindigul District

To

The Commissioner,
Dindigul Corportion,
Dindigul District.

Copy to

DVVHNU Kamarajar Vidhayalaya Nursery and Primary School,
Secretary Mr.A.Hariharan,
D.No.26, Kamarajar Vidhyalaya Managing Board,
Thadikombu Road,
Dindigul – 624 005
Ph-9842547711
Mail id- kamarajarvidhyalayacorres@gmail.com



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.

