

PP

APPROVAL RECORD

Planning Permission

Karur 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 KARUR
DISTRICT TOWN AND COUNTRY PLANNING OFFICE



Present: Thirumathi. J.Sabari Priyanka., M.Plan.,

Online Building Plan Application – Technical Clearance

ication Number: SWP/BPA/784971/2026

Date 20.08.2026

Institutional Building - Directorate of Town and Country Planning, Chennai – Karur District- Pugalur Taluk - Pugalur Municipality - Thirukkaduthurai Village- S.F.No. 207 Part, 218 Part,227 Part,228 Part,229 Part,230 Part- Extent of 25593.04 Sq.M - FSI Area: 6738.95 Sq.M - Revised Existing & Proposed Additional Construction of School Building -Technical Concurrence Issued -Forwarded for further action – Regarding.

- Reference:
1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No:503/2026. Dated : 22.05.2026.
 2. Applicant: Mr.Selvaraj (Secretary and Correspondent of TNPL School Society),Online Application Reference No. SWP/BPA/784971/2026 received, Dated:23.02.2026.
 3. G.O.No.86, Housing and Urban Development Department, Dated:28.03.2012.
 4. G.O.No.85, Housing and Urban Development Department, Dated:16.05.2017.
 5. G.O. No.1, Housing and Urban Development Department, Dated:05.01.2021.
 6. G.O.No.18, Department of Municipal Administration And Water Supply, Dated:04.02.2019.
 7. G.O.16 Department of Municipal Administration And Water Supply, Dated:31.01.2020.
 8. G.O. No.54, Housing and Urban Development Department, Dated:12.03.2020.
 9. Director Of Town and Country Planning, Chennai Circular Letter Roc No. 7486/2009/Ba2, Dated:16.04.2009.
 10. Director Of Town and Country Planning, Chennai Circular Letter Roc No. 21075/2009/Ba1, Dated: 27.06.2012.
 11. Director Of Town and Country Planning, Chennai Circular Letter Roc No. 12201/2017/Ba1, Dated: 22.09.2017.
 12. Director Of Town and Country Planning, Chennai Circular Letter Roc No. 14227/2017/Spl Cell, Dated:14.12.2017.
 13. Director Of Town and Country Planning, Chennai Circular Letter Roc No.4326/2019/Ba2, Dated: 05.02.2020.
 14. Director Of Town and Country Planning, Chennai Circular Letter Roc No: 4367/2019/Ba2, Dated : 05.02.2020.
 15. District Officer, Tamil Nadu Fire and Rescue Services, Letter PP NOC No.8475/Noc/NMSB/2026, Dated.09.03.2026.
 16. Assistant Director, Karur District Town And Country Planning Approval Letter.No:348/2014/Tr2 Dated: 06.06.2014

17. Demand Payment Request Letter Dated :26.05.2026
 18. Applicant Mr.Selvaraj (Secretary and Correspondent of TNPL School Society), Demand Remittance Letter, Dated: 09.06.2026 (Submitted Date;20.08.2026)

Order:

Online application seeking Technical Clearance for the approval of revised existing & proposed additional construction of school building Karur district , Pugalur taluk/ Municipality, Thirukkaduthurai village- S.F.No. 207 part, 218 part,227 part,228 part,229 part and 230 part , approved site area extent of 25593.04 Sq.m, revised existing building FSI area 4952.70 Sq.m , additional proposed building FSI area 1786.25 Sq.m , revised existing & proposed total FSI area of 6738.95 Sq.m was received through online portal of this department vide reference 1st cited above and processed , the building area exceeding the limit of district office due to that the proposal submitted to head office after that the applicant proposal was accepted and technical concurrence was issued by the Commissioner , Town and Country Planning vide proceedings shown in reference as follows.

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: 412 / 2026.**

In accordance with reference no.16, the existing approved FSI area of the building is 4892.02 sq.m the area statement for the revised existing & proposed additional construction of school building is as below.

Area of site - 25593.04 sq.m

Area statement

Revised area				Additional proposed area details		
Descriptions	Non-FSI	FSI (Sq.m)	Total Area (Sq.m)	Non FSI (Sq.m)	FSI (Sq.m)	Total Area (Sq.m)
Ground floor	-	2476.35	2476.35	-	-	-
First floor	-	2476.35	2476.35	-	-	-
Second floor	-	-	-	-	1786.25	1786.25
Head room	-	-	-	-	-	-
Total Area	-	4952.70	4952.70	-	1786.25	1786.25

Total FSI area: 6738.95 sq.m

FSI : 0.263

The Technical Concurrence for the proposed school building Karur district , Pugalur taluk/

Municipality, Thirukkaduthurai village- S.F.No. 207 part, 218 part, 227 part, 228 part, 229 part, 230 part , approved site area extent of 25593.04 Sq.m, revised existing building FSI area 4952.70 Sq.m , additional proposed building FSI area 1786.25 Sq.m , revised existing & proposed total FSI area of 6738.95 Sq.m earmarking approved the site as “A to K” and assigning the site approval numbered as “ Planning Permission /DTCP(KNTDA) No. 03/2026 ” with the following general and special conditions:

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 2560 Sq.m is earmarked in the site plan and the space so reserved should be kept open and maintained by the applicant.
2. Conditions stipulated in the no objection certificates obtained from the central and state government departments must be fulfilled scrupulously.
3. 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.
4. 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's 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.

5. 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. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in

G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, dated: 04.02.2019& 31.01.2020.

5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per rules.
8. As per GO NO 341 MAWS dated 03.11.2004 "u" trap in the septic tank design to be provided.
9. Fly ash bricks and materials must be used for construction.
10. As per G.O. NO. 18, Department of Municipal Administration and Water Supply, Dated.04.02.2019 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. As per references cited government orders & circulars centage charges infrastructure and amenities charges, shelter fund and other relevant charges to be collected and further action shall be taken by the district officer.
12. In case the documents submitted for approval found fake the technical clearance would be cancelled without intimation to the applicant.
13. If any court case would be pending with reference to this proposal, the technical concurrence would be treated as invalid.
14. 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.
15. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner/ Pugalur Municipality, if the construction is done with additional/ deviation to the approved plan before levy of the applicable taxes.
16. Government registered electrical contractor must be employed for wiring works during construction.
17. This technical clearance issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
18. This permit is furnished by virtue of power delegated by District Town And Country Planning office under sub division 1 and 2 of section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
19. 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 under section 49 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.
20. After the technical clearance issued by Assistant Director, District Town and Country Planning, Karur District. I).If the details given by the applicant is found to be false (or) ii). If the applicant fails to follow the rules and norms, the assistant director concern can cancel or revise the technical clearance issued.

The applicant remitted the required fees given below for the additional school building

Fees Paid Details

Sl no	Fees details	Previous file no 384/2014/TR2 Fees Paid Detail	Fees paid detail	Date
1.	Scrutiny fees	-	Rs.42035	23.02.2026
2.	Centage charges for building	Rs,7300	Rs.15000	09.06.2026
3.	Centage charges for land		Rs.1800	09.06.2026
4.	Display board charges	-	Rs.1500	09.06.2026
5.	Infrastructure and amenities charges	Rs,920000	Rs.349000	09.06.2026
6.	Development charges for building	Rs,53200	Rs.67500	09.06.2026
7.	Development charges for land		Rs.127975	09.06.2026
8.	Cc charges	-	Rs 73000	09.06.2026

Assistant Director,
District Town and Country Planning
Karur District

To:
The Commissioner,
Pugalur Municipality
Pugalur Taluk,
Karur District

Copy to:
Thiru. G Selvaraj (Secretary and Correspondent of TNPL School Society)
No:36, 4th Block, TNPL Guest House,
Kagithapuram,
Thirukkaduthurai,
Karur -639136

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.

