

PP

APPROVAL RECORD

Planning Permission

Krishnagiri 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 DEPUTY DIRECTOR
KRISHNAGIRI DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

PRESENT: THIRU.R. RAJAGURU., M.Tech.,

Online Building Plan Application – Technical Approval

Application Number: SWP/BPA/764221/2026/TCP7, Dated. 09.03.2026

Sir/Madam,

Subject : **Revised and Additional School Building** – Directorate of Town and Country Planning, Chennai - Krishnagiri District – Uthangarai Taluk / Panchayat Union – Gengaberampatti Panchayat / Village in S.F.Nos: 87/2A2A1 With an extent of 8388.00 Sq.m (2.07 Acres)- Existing FSI Area of 3546.24 Sq.m (38,171.73 Sq.ft.) – now applicant requested revised and additional approval of School Building – on the above approved site - Revised FSI Area of 3637.20 Sq.m (39,150.82 Sq.ft.) - Total FSI Area of 7183.44Sq.m (77,322.55 Sq.ft.) - Technical Approval issued - forwarded for further action - Reg.

Reference:

1. Applicant The Chairmen, M/s. Surya Educational Foundation (M/s. Surya Global School), Krishnagiri District, Application Reference No. SWP/BPA/764221/2026 Received Dated: 29.01.2026.
2. Director of Town and Country Planning, Proceeding ApplicationNo. SWP/BPA/764221/2026/TCP7, Dated:23.02.2026 (Technical Concurrence)
3. Deputy Director, Krishnagiri District, inspection report of online application No. SWP/BPA/764221/2026, Dated:- 31.01.2026.
4. Deputy Director, Krishnagiri District Town and Country Planning, Proceedings Application No. SWP/BPA/446155/2025, Building Plan Approval No. B.P./D.D.T.C.P (K.D) No.14/2025, Site Approval No. L.P./D.D.T.P. (K.D) No. 15/2025, Dated:15.02.2025,
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
7. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O.225 Department of Municipal Administration and Water Supply, Dated: 26.11.2024.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
12. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
13. G.O. No.171, Housing and Urban Development Department, Dated: 30.01.2025.
14. G.O. No.173, Housing and Urban Development Department, Dated: 06.11.2025.
15. G.O. No.153, Housing and Urban Development Department, Dated: 08.10.2025.
16. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
17. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
18. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Director of Town and Country Planning, Chennai (Circular)
19. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Director of Town and Country Planning, Chennai (Circular)
20. Joint Director, Agricultural Department, Krishnagiri District, Noc. D.Dis letter No. E-1/10203/2023, Dated:27.12.2023.
21. District officer, Western Region, Krishnagiri District Fire & Rescue service department NOC, Letter PP NOC No.7914/ NOC/NMSB/2026, Date.10.02.2026.
22. Demand payment Request Letter, Dated: 24.02.2026 (requiring payment of I&A Fee Centage Fee, Display Board Fee, Shelter charges, Security Deposit, CC Charges, DC Charges).
23. Applicants The Chairmen, M/s. Surya Educational Foundation (M/s. Surya Global School), Krishnagiri District letter Dated.05.03.2026 (Payment of I&A Fee Centage Fee, Display Board Fee, Shelter charges, Security Deposit, CC Charges DC Charges).

1. With reference to the 3rd Cited letter, Deputy Director of Town and Country Planning, Krishnagiri District, Uthangarai Taluk / Panchayat Union, Gengaberampatti Panchayat / Village in S.F.Nos: 87/2A2A1 With an extent of 8388.00 Sq.m (2.07 Acres), Existing FSI Area of 3546.24 Sq.m (38,171.73 Sq.ft.) has been already approved.

With reference to the 1st Cited letter, the applicant The Chairmen, M/s. Surya Educational Foundation (M/s. Surya Global School) has requested the revised and additional approval of school Building, in the above approved site area with a Revised FSI Area of 3637.20 Sq.m (39,150.82 Sq.ft.) - Total FSI Area of 7183.44 Sq.m (77,322.55 Sq.ft.).

The Assistant Director / Deputy Director (FAC), Krishnagiri District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as "A to E"

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: 139 / 2026.**

2. The area statement for the Revised and proposed additional School building is as below.

Area of Site (PLR/FMB Area) - 8388.00 Sq.m. (2.07 Acres)

Area of Site (Document) - 8388.00 Sq.m. (2.07 Acres)

Building details: Revised and proposed additional School Building.

Existing Approved Building Area Details				
Particulars	Total FSI Area Sq.m.	Non-FSI Area Sq.m.	Area Deduction Sq.m.	Total Built-up area Sq.m.
Block-I				
Ground Floor	1804.52	-	346.17	1804.52
First Floor	1741.72	-	408.97	1741.72
Lift	-	4.28	-	4.28
Head Room	-	105.79	-	105.79
Guard Room – Ground Floor	-	6.25	-	6.25
Total Area- A	3546.24	116.32	755.14	3662.56

Revised Additional Area in Existing Approval Building				
Block-I				
Ground Floor	34.91	-	-	34.91
First Floor	34.91	-	-	34.91
Toilet	14.12	-	-	14.12
Total Area-B	83.94	-	-	83.94
Proposed Additional Area Details				
Block-I				
Second Floor	1776.63	-	374.06	1776.63
Third Floor	1776.63	-	374.06	1776.63
Lift room	-	4.28	-	4.28
Head room	-	140.70	-	140.70
Total Area -C	3553.26	144.98	748.12	3698.24
Grand Total (A+B+C)	7183.44	261.30	1503.26	7444.74

Total FSI Floor – 7183.44 (**Existing Approved = 3546.24 Sq.m. + Revised additional = 83.94 Sq.m. + Proposed Additional building = 3553.26 Sq.m.) / 8388.00**

FSI - 0.86

OSR - 946.10 Sq.m (11.28%) provided.

1. With above area the proposed building technical approval issued with special and general conditions. The building plan Planning permission Numbered as **B.P/D.T.C.P. (K.D) No. 39 /2026.**
2. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
3. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Special Conditions

1. The OSR (1 to 4) area – 946.10 Sq.m. (11.28%) shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 2019 Rule No.41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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 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'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.

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. Solar water heating system to be provided to the proposed Dormitory Rooms & Commercial Building 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. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
12. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by The Assistant Director / Deputy Director(i/c), Krishnagiri District Town and Country Planning Office, if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
13. The Applicants/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.
14. Setbacks should be retained as per Approval drawing.

15. The local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 12th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development - 60

other Urban Development Schemes -800

other Receipts - AS Receipts under Land Use

Conversion Charges-227 non-Taxation

fees-09 Collections (IFHRMS

CODE: 0217 -60-800-AS-22709).

1. The following fee and charges are collected from the applicant are as follows.

Scrutiny Charge	Rs. 21267.00, Dated: 29.01.2026.
Centage Charge for Land	Rs. 600.00, Dated : 05.03.2026.
Centage Charge for Building	Rs. 16000.00, Dated : 05.03.2026.
Infrastructure and Amenities Charges	Rs.656120.00, Dated : 05.03.2026.
Security Deposit Charges	Rs.328060.00, Dated : 05.03.2026
Display Board Charges	Rs. 1500.00, Dated : 05.03.2026.
Development Charge for Land	Rs. 8.00, Dated : 05.03.2026.
Development Charge for Building	Rs. 37500.00, Dated : 05.03.2026.
Shelter Charges	Rs. 4285.00, Dated : 05.03.2026.
CC Charges	Rs. 40361.00, Dated : 05.03.2026
Osr Fees	- NIL-
Premium FSI Charges	- NIL-

Deputy Director,
District Town and Country Planning Office,
Krishnagiri District, Hosur.

To.

1. Special Officer,
Gengapirampatti Panchayat,
Uthangarai Taluk,
Krishnagiri District.
2. Uthangarai Block Development Officer,
Gengapirampatti Panchayat,
Uthangarai Taluk,
Krishnagiri District.

Copy to
The Chairmen,
M/s. Surya Educational Foundation,
(M/s. Surya Global School),
S.F.No. 87/2A2A1,
Gengapirampatti Village,
Uthangarai Taluk,
Krishnagiri.



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.

