

PP

APPROVAL RECORD

Planning Permission

Madurai 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/Member Secretary (i/c)
Madurai Local Planning Authority
Madurai District Town and Country Planning Office
Present: Mr.P.Karthick Krishna, M.plan.,
Online Building Plan Application – Planning Permission

Online Application Number: SWP/BPA/779398/2026

Dated: 07.08.2026

Sir,

Sub: School Building – District Town and Country Planning – Madurai District – Madurai Local Planning Authority – Madurai District - Madurai North Taluk – Thallakulam village – Old S.No. 64/9C1, 64/9B, 64/2, 63/8, Ward No.16, Block No.11, T.S.No-3/10, 4/2, 4/13, 4/16 with Site area of 5908.00sq.m - FSI area of 9336.07sq.m – Technical Concurrence issued for Proposed Construction of School Building by the Director of town and country Planning, Chennai – Planning Permission issued - Forwarded for further action – Regarding.

Ref:

1. Applicant M/s. E RM E Rengasamy Educational Foundation, Online Application Reference No. SWP / BPA / 779398 / 2026, Dated 16.02.2026.
2. Proceedings of Director of Town and Country Planning, Chennai, Roc No. SWP / BPA / 779398 / 2026, date.22.07.2026
3. Demand requested dated: 23.07.2026.
4. Applicant demand remittance, Dated: 29.07.2026
5. G.O.(Ms)No.138, Housing and Urban Development Department, (UD4(2)), dated 04.06.2004.
6. G.O.86 Housing and Urban Development Department, Dated:28.03.2012
7. G.O.85 Housing and Urban Development Department, Dated:16.05.2017.
8. G.O.01 Housing and Urban Development Department, Dated:05.01.2021
9. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.18, Housing and Urban Development Department, Dated: 04.02.2019.
11. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
12. G.O.54, Housing and Urban Development Department, Dated:12.03.2020

13. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
14. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
15. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020 .
18. G.O.(Ms)No.95, Housing and Urban Development (UD4(1) Department, Dated: 04.08.2023.
19. G.O.(Ms)No.167, Housing and Urban Development (UD4(1) Department, Dated: 12.09.2022.
20. G.O.(Ms)No.171, Housing and Urban Development Department, (UD4(1)), dated 30.10.2025.
21. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
22. G.O.No.105, Housing and Urban Development Department, Dated:13.11.2025.
23. District Officer, Fire & Rescue Services, Madurai District, PPNOc No. : 8802/NOC/NMSB/2026, Dated:21.03.2026.

Order

With reference to the 1st cited letter, M/s. E RM E Rengasamy Educational Foundation has requested to approval of proposed construction of School Building at Madurai District / Corporation, Madurai North Taluk, Thallakulam village, Old S.No. 64/9C1, 64/9B, 64/2, 63/8, Ward No.16, Block No.11, T.S.No-3/10, 4/2, 4/13, 4/16 with Site area of 5908.00sq.m, FSI area of 9336.07sq.m. After scrutiny the same was forwarded to Director of Town and Country Planning, Chennai online for Concurrence.

In continuation to that, with reference to the letter 2nd cited letter, Technical Concurrence for the Proposed School Building has been issued by the Director of Town and Country Planning, Chennai on 22.07.2026 vide Roc no. SWP / BPA / 779398 / 2026.

With reference to the letter 2nd cited letter, the boundary of the site has been marked as "A to N" and approval for the site issued and numbered as **B.P / DTCP No: 498 / 2026.**

2. The area statement for the School Building is as below.

Site Extent - 5908.00sq.m

Sl. No	Description	FSI(Sqm)	Non FSI Area(Sq.m)	Total Buildup Area (Sq.m)
1.	Ground Floor Area	2036.93	-	2036.93
2.	1 st Floor Area	1476.11	-	1476.11
3.	2 nd Floor Area	1941.01	-	1941.01
4.	3 rd Floor Area	1941.01	-	1941.01
5.	4 th Floor Area	1941.01	-	1941.01
6.	Terrace floor Area	-	101.24	101.24
	Total Area	9336.07	101.24	9437.31

Total FSI area : 9336.07sq.m

Total FSI achieved : 1.58

Further the applicant has paid the required fees and submitted on 29.07.2026. Hence, the Planning Permission by Madurai LPA is issued under section 49 of Town and Country Planning Act, 1971 for the Proposed School Building Plan and Numbered as **Planning Permission No. 392 / 2026** from 07-08-2026 to 06-08-2034 (8 Years)

Special Conditions

1. The open space reservation area - 620.01sq.m. (OSR 1 - 151.45Sq.m earmarked as 1 to 4 and OSR 2 – 468.56Sq.m. earmarked as 5 to 8) shown in the Site plan should be retained as OSR as per TNCD&BR, 2019 Rule No.41(1)(i).
2. Conditions stipulated in the NOC/License cited in the reference 23rd issued by District Fire Officer, Madurai, Tamil Nadu Fire & Rescue Services Department is to be followed scrupulously
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. As per TNCD&BR 2019 Annexure-XXI, Closed Circuit Television units shall be provided.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled 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 does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules of Tamil Nadu combined development and building rules, 2019 (TNCD&BR, 2019). 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 as prescribed TNCD & BR, 2019.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.,) submitted by the applicants above 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.

General Conditions

1. The Planning permission is 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 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 Planning, Chennai
3. In case the documents submitted for approval is found to be fake or fraudulently the Technical Concurrence will be cancelled without any prior intimation to the applicant
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. Fire rescue Equipment shall be provided as per rules
6. Solar Energy System to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
7. Fly Ash bricks and Materials must be used for construction

8. Setbacks should be retained as per Approved Drawing
9. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
10. If the proposed building comes under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) Consent from the TNPCB should be obtained
11. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained
12. Mosquito netting to be provided at OHT and well
13. 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.
14. 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.
15. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
16. Government Registered electrical Contractor must be employed for wiring works during construction
17. Seismic Resistance Procedure to be Followed
18. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
19. Approved order and drawing copies shall be handed over to buyer by the owner at the time of sale
20. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Madurai Corporation, Madurai District, if the construction is done with Additional/Deviation to the approved plan before Levy of the applicable Taxes.
21. 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.
22. 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.
23. The applicant remitted the required fees given below for the School Building.

Fees Paid Details	Amount in Rs.
Scrutiny Fees	- 30254.00/-
Development Charges for Building	- 75680.00/-
Development Charges for Land	- 17850.00/-
Centage Charge for Land	- 1800.00/-
Centage Charge for Building	- 15000.00/-
Infrastructure and Amenities Charges	- 1759680.00/-
OSR Charges	- Not applicable
Premium FSI	- Not applicable
Security Deposit Charges	- 879840.00/-
Display Board Charges	- 1500.00/-
CC Charges	- 101818.00/-
Shelter Charges	- 44520.00/-

(E-Signed)

Assistant Director/Member Secretary (i/c),
Madurai Local Planning Authority,
District Town and Country Planning,
Madurai District.

To

The Commissioner,
Madurai Corporation,
Madurai District.

Copy to:

M/s. E RM E Rengasamy Educational Foundation,
273A , L I G Colony, K.K.Nagar, Madurai – 625020.

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.

