

PP

APPROVAL RECORD

Planning Permission

Nagapattinam

Nagapattinam 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.



**Proceeding of the Deputy Director
District Town and Country Planning
Office Nagapattinam District
Present: Thiru. P.Karthick Krishna M.Plan.,**

WP/BPA/ 149031/ 2024

Dated: 24.05.2024

Subject School Building – Nagapattinam District Town and Country Planning Office - Nagapattinam District -Kilvelur Taluk – Kilvelur Panchayat Union – Thevur Panchayat and Village– S.F.Nos. 64A/31, 64A/7,64A/8,64A/34- with a site area of 8900.00sq.m and FSI area of 1490.52 sq.m - School building has been already approved – Additional construction of FSI area 1191.21sq.m - Technical Approval issued - forwarded for further action - Reg.

- Reference :**
1. Made by Applicant Mr.John Peter, Correspondent Infant Jesus Matriculation High School, Thevur - Online Application No. SWP/BPA/149031/2024, Dated: 02.03.2024
 2. Director of Town and Country Planning, Chennai Proceedings ROC No.26861/2022/TCP-12 Dated.20.01.2023
 3. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
 4. G.O.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.85, Housing and Urban Development Department, dated 16.05.2017.
 5. G.O.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.18, Housing and Urban Development Department, dated 04.02.2019.
 6. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020
 7. G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
 8. G.O.01, Housing and Urban Development Department, dated 05.01.2021
 9. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated: 04-07-2014.
 10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
 11. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell Dated 31.05.2018
 12. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
 13. Circular from the Director of Town and Country Planning, Roc No. 14063/2020/Spl.cell, Dated: 13-10-2020.
 14. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23-04-2022.
 15. Station Officer, Fire and Rescue Service, Kilvelur, Nagapattinam District, Lr. No.46/V/2024/NOC.NO:05/2024, Dated.02.03.2024
 16. Joint Director, Agricultural Department Lr. No. E1/12060/2024 Dated:08.05.2024

17. Demand payment Request Letter, Dated: 23.05.2024 requiring payment of Centage Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges.
18. Mr.John Peter, Correspondent Infant Jesus Matriculation High School, Thevur Dated: 23.05.2024 Payment of Centage Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges.

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Order:

With reference to the 2nd cited letter Nagapattinam District -Kilvelur Taluk – Kilvelur Panchayat Union – Thevur Panchayat and Village– S.F.Nos. 64A/3I, 64A/7,64A/8,64A/34- with a site area of 8900.00sq.m and FSI area of 1490.52 sqm - School building has already approved

In the above already approved site the applicant Mr.John Peter, Correspondent Infant Jesus Matriculation High School, Thevur has requested for the proposed additional construction – Ground floor + 2 floor with additional FSI Area of 1191.21sqm in above already approved site. Technical Concurrence issued and the boundary of the site has been marked as “A to P”

The Application seeking Technical Approval of the Proposed additional construction of existing school Building (Ground Floor ,First Floor + second floor) to an Extent of 8900.00 Sq.m in the land S.F.No. 64A/3I,64A/7,64A/8,64A/34 of Thevur Village and Panchayat, Nagapattinam Panchayat Union, kilvelur Taluk, Nagapattinam District was processed as per the prevailing rules and after perusing the records after conducting site inspection.

The Proposed construction of school Building (Ground Floor + two Floors) satisfies the rules and power delegation given by The Director of Town and Country Planning.

The area statement for the Additional Proposed School Building

is as below

Area of Site: 8900.00 sqm

S. No.	Description	Building Area		Total Built up Area in Sq. mt.
		FSI Area in Sq.mt.	Non FSI Area in Sq.mt.	
1.	Ground Floor	397.07	-	397.07
2.	First Floor	397.07	-	397.07
3	Second Floor	397.07	-	397.07
4	Head Room	-	80.28	80.28
5	Area of Ramp	-	17.67	17.67
	Total	1191.21	97.95	1289.16

Already Approved (Go.76 Educational Institution Regularisation Scheme)
 : 1490.52 Sqm
 Proposed Schoolbuilding FSI Area : 1191.21 Sqm
 Total FSI Area : 2681.73 Sqm

$$\text{FSI} = 0.30$$

Parking Details:

Car Parking : 20+DA-3 Nos
 Two wheeler parking :61 Nos
 Cycle parking: 214 Nos

The following charges and fees has collected:-

S. No.	Subject	Amount (Rs.)	Dated.
1.	Scrutiny Fees	15390	02.03.2024
2.	Centage Charges	5000	23.05.2024
3.	I & A Charges	224096	23.05.2024
4.	CC - Charges	13885	23.05.2024
5.	Security Deposit	112048	23.05.2024
6.	Display Board	1500	23.05.2024

The site has been Marked as "A to P" and site approval and Technical Approval for the Additional School Building has accorded vide **SWP/DTCP/NAGAPATTINAM/BUILDING PLAN No.11/2024**. As per Town and Country Planning Act 1971 sec 49 Building permission is granted subject to the following special terms and conditions.

If the proposed building is located in an area other than planning area, 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 10th cited above. The payment of charges shall be made under the following head of account.

Head of Accounts

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 Code: 0217 - 60 - 800 - AS - 22709)

The sanction is granted / accorded subject to the following conditions &

Special Conditions:

1. The OSR1 Area -684.00 Sq.m ,OSR2 Area - 308.00 Sq.m and shown in the site plan should be retained as Open Space Reservation as per TNCDDBR, 2019 Rule No.41 (1)(i).
2. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDDBR 2019 Rule No.11 of the following aspects.
 - Title or ownership of the site or building
 - Easement Rights
 - Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - Workmanship, soundness of structure and materials used
 - Quality of building services and amenities the construction of building
 - Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
3. The project / Applicant shall not commence any activity, excepting fencing of the site and construction of temporary shed for guard, without obtaining Environmental clearance under the EIA Notification, 2006 from the State Level Environment Impact Assessment Authority or the Ministry of Environment and Forests, Government of India, as applicable to the project, as per the threshold limits. Any violation from the above requirement is liable for action under section 19 of the Environment (Protection) Act, 1986 and Environmental clearance should be obtained before commencement of construction/issue of planning permission.
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. 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 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. 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.
8. As per Circular No. 05013/2015/MP dated 19.03.2015 of The Director of Town and Country Planning, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.

9. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage
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. Government Exclusion at the proposed site. List of water resources. The Applicant has submitted a self- declaration that there is no effect of land ceiling and land acquisition. It is informed that the approval given to them will be cancelled by the Director of Town and Country Development without any prior notice if there is any impact on the above information.
12. 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."
13. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
14. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the any technical Department without any prior notice.
15. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
16. With the Reference 4 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follow
 - (i) When the construction reached at plinth level the applicant should apply for CCC after getting CCC 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 the Deputy Director, District Town and Country Planning Office, Nagapattinam 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 Office, Nagapattinam District.
 - (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/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

GENERAL CONDITIONS.

1. After the Deputy Director, Nagapattinam District Town and Country Planning Office has issued the technical permission, if (i) wrong information has been submitted by the petitioner to obtain the technical permission or (ii) if the correct procedures as per law have not been followed, the Deputy Director has the right to change or cancel the technical permission based on the above reasons.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
5. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
6. 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
7. 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.
8. Mosquito netting to be provided at OHT and well.
9. Adequate fire prevention and firefighting equipment shall be installed in the proposed construction as required by law.
10. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction.
13. If the building comes under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
14. 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.

15. Government registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance Procedure to be Follow
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
18. Enforcement action Under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Nagapattinam Municipality if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
19. 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.
20. Setbacks should be Retained as per Approval Drawing
21. If any NH proposal lies in the site, this approval can't restrict the building approval

Deputy Director (i/c)
District Town and Country Planning Office
Nagapattinam District

Enclosure

Drawing - 2 Set

To

The President
Thevur Village,
Thevur Panchayat,
Kilvelur Panchyat Union,
Kilvelur Taluk
Nagapattinam District.

Copy to

1. Mr. John Peter ,
Correspondent,
Infant Jesus Matriculation High School,
Thevur village ,
Kilvelur Taluk
Nagapattinam District,
2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 00
3. Office Record

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

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

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

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
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Services we run
for you
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The LandLens
suite
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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

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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.

