PP APPROVAL RECORD

Planning Permission

Salem 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.

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Proceedings of Member Secretary (i/c) /
Assistant Director, Salem Local Planning Authority /
District Town and Country Planning Office,
Salem District.
Present.Thiru.A.Suresh B.E.,

Application No.SWP/BPA/778087/2026 **Date:11.09.2026**

Sir/Madam

Sub: **Non High Rise School Building** – Office of the Salem District Town and Country Planning – Salem Local Planning Authority – Salem District – Salem Taluk - Salem Panchayat union – Kondappanaikenpatti Panchayat / Village – S.F.No.202/1B1A, 202/1A1B, 202/1A2, 202/2B, 205/1A2, 205/1B2 and 205/2A2 with site extent of 8013.00 Sq.m - FSI Area of proposed School building – 6534.74 Sq.m (70,339.94 Sq.ft.) - Technical Concurrence issued by Commissioner of Town and Country Planning, Chennai – Planning Permission issued – Forwarded for further action - Regarding.

Ref:
1. Applicant Mrs.Meenakshi, The Correspondent, Emerald Valley Public School, Salem District, online application Ref.No.SWP/BPA/778087/2026, Dated:19.02.2026.
2. Assistant Director, Salem District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/778087/2026, Dated:23.02.2026.
3. Proceedings of Commissioner of Town and Country Planning Roc.No.SWP/BPA/778087/2026/TCP4, Dated:25.08.2026.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020

10. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. G.O.Ms.No.171, Housing and Urban Development Department (UD4(1), Dated: 30.10.2025.
17. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1), dated 08.10.2025.
18. G.O.(Ms)No.95, Housing and Urban Development Department, (UD4(1), dated 04.08.2023.
19. Director of Town and Country Planning, Chennai circular Letter Roc No.9611/2023/TCP5, Dated: 25.04.2023.
20. District officer, Fire & Rescue service, Salem District, PP NOC.No.11351/NOC/NMSB/2026, Dated.24.07.2026.
21. Demand payment Request letter dated:31.08.2026.
22. Applicant Mrs.Meenakshi, The Correspondent, Emerald Valley Public School, Salem District, Demand Remittance letter dated:01.09.2026, 04.09.2026 and 09.09.2026.
23. Block Development Officer, Salem Panchayat Union, Letter No.164/2025/T5, Dated.12.08.2025.
24. Deemed NOC Letter, Online Application No. SWP/BPA/778087/2026, Dated.03.07.2026 and District Forest office, Salem Forest Division, Salem, C.No.SLMDIV/1274/2026/DO, Dated.19.06.2026.

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Order

1. With reference to the letter 1st Cited, the applicant Mrs.Meenakshi, The Correspondent, Emerald Valley Public School, has requested for the approval of proposed construction of School Building at Salem Local Planning Authority, Salem District, Salem Taluk, Salem Panchayat union, Kondappanaikenpatti Panchayat / Village, S.F.No.202/1B1A, 202/1A1B, 202/1A2, 202/2B, 205/1A2, 205/1B2 and 205/2A2 with site extent of 8013.00 Sq.m. Proposed construction of School Building with Ground + 2 Floors FSI area of 6534.74 Sq.m (70,339.94 Sq.ft) After scrutiny the same was forwarded to Commissioner of Town and Country Planning, Chennai.

2. In continuation to that, with reference to the letter 3rd cited, Technical Concurrence for the School Building has been issued by the Commissioner of Town and Country Planning Chennai vide proceedings Roc.No.SWP/BPA/778087/2026/TCP4, dated.25.08.2026. The Boundary of the site has been marked as **"1 to 14"** and the Technical Concurrence was issued under section 49 of Town and Country Planning Act 1971, for the above proposal and numbered as **B.P/DTCP No.588/2026**.

3. The Planning Permission for the above said School Building site has been marked as **"1 to 14"** and Site approval Issued Vide **SWP/DTCP/SALEM/Site Approval No.284/2026**.

4. The area statement for the Proposed School Building is as below.
   Area of the Site – 8013.00 Sqm (As per Patta)
   Area of the Site – 8093.72 Sqm (As per Document)

Proposed School Building Area Statement in Sqm

S.No	Description	Total Builtup Area in Sq.m	Non FSI Area in Sq.m	FSI Area in Sq.m
Block-1 (School)				
1	Ground Floor	2729.97	687.85	2042.12
2	First Floor	2774.87	602.35	2172.52
3	Second Floor	2774.87	454.77	2320.10
4	Head Room	26.21	26.21	-
	Total	**8,305.92**	**1,771.18**	**6,534.74**

Total FSI Area = 6,534.74 Sq.m.
FSI – 0.815
OSR Area – 817.26 Sq.m. (10.12%)

With the above Area, the School Building Planning Permission issued with Following Special and General Conditions. School Building Plan Numbered as **Planning Permission No.144/2026 from 11-09-2026 to 10-09-2034 (8 Years).**

The Planning Permission issued with the following Special and General Conditions: -

SPECIAL CONDITIONS

1. The OSR Area 817.26 Sq.m. (10.12%) earmarked as A to shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).

2. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
3. As per TNCD&BR 2019 Annexure-XXI, Closed Circuit Television units shall be provided.
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. 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 Commissionerate 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.)
9. If any person wishing to purchase the property must individually ascertain the 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.
10. "The Provisions in the G.O (MS) No.17.H&UD[UD4(3)], Department, Dated:05.02.2016 relating to installation and use of solar energy system, should be followed
11. "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."

12. If any court case would be pending with reference to this proposal, the Planning permission would be treated as INVALID
13. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

GENERAL CONDITIONS

1. The Planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)
2. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
3. Rain water Harvesting should be provided as per the direction mentioned in G.O.18 & G.O.16, Department of Municipal Administration and Water supply Dated:04.02.2019 & 31.01.2020 and also provide Necessary Fire Resistance Equipment's in the proposed Building as per Rule.
4. Solar water heating system to be provided to the proposed School Building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area
5. Fly Ash bricks and Materials to be used Mandatory
6. Setbacks and Vehicle parking should be retained as per Approval Drawing.
7. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
8. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB
9. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
10. Mosquito netting to be provided at OHT and well
11. 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.
12. As per GO.18 Department of Municipal Administration and Water supply Dated:04.02.2019 a display board of size 60cm x 120cm to be erected which shows site details, building details and Professional’s details including quality auditor detail at the place of construction.
13. Parking area to be utilized only for parking purpose mentioned as per approved drawing
14. Government Registered electrical Contractor must be employed for wiring works during construction
15. Seismic Resistance Procedure to be Follow
16. Provide Sufficient Fire Resistance and Fire equipment in proposed Building

17. Approved order and drawing copies to be handover to buyer by the owner at 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 Special Officer / Block Development Officer, Kondappanaikenpatti Village, Salem Panchayat union,** 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. As per Tamil Nadu Combined Development Building Rules 2019, Rule No.20 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 Assistant Director, District Town and Country Planning, Salem 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 Assistant Director, District Town and Country Planning, Salem 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.

The following fee and charges are collected as follows

Sl.No.	Fees Details	Charges collected (Rs./Date)
1	Scrutiny Charge	25,220/- dated 19.02.2026
2	Centage Charge for Land	3,000.00/- dated 01.09.2026
3	Centage Charge for Building	16,500.00/- dated 01.09.2026
4	Infrastructure and Amenities Charges	12,40,800.00/- dated 01.09.2026
5	CC Charges	89,441.00/- dated 09.09.2026
6	Security Deposit Charges	6,20,400.00/- dated 09.09.2026
7	Display Board Charges	1,500.00.0/- dated 09.09.2026
8	Development Charges for Land	32,800.00/- dated 09.09.2026
9	Development Charges for Building	83,100.00/- dated 09.09.2026
10	Shelter Charges	35,904.00/- dated 04.09.2026

E-Signed
Assistant Director Member Secretary(i/c),
District Town and country planning,
Salem Local Planning Authority,
Salem District.

Enclosure

Original Map and Condition - 2 sets

To

The Special Officer /
Block Development Officer,
Kondappanaikenpatti Village/Panchayat,
Salem Panchayat union,
Salem District.

Copy to

Mrs. Meenakshi,
The Correspondent, Emerald
Valley Public School,
Yercaud foot hill,
kondappanaickenpatti,
Salem-636 008. — 1set

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.