PP APPROVAL RECORD

Planning Permission

Tenkasi 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 THE ASSISTANT DIRECTOR,

DISTRICT TOWN AND COUNTRY PLANNING OFFICE,

TENKASI DISTRICT

Present: Thiru.S.Sivakumar., B.E.,

Online Building Plan Application

OnlineApplicationNo: SWP/BPA/889068/2026 Date.24.09.2026

Sir/ Madam

Subject: School Building - District Town and Country Planning office – Non Planning Area - Tenkasi District – Kadayanallur Taluk – Kilankadu Panchayat/Village - Survey no . 108/20B, 108/23B - Extent of site having 809.00 sq.m- The Proposed construction of "Primary School" Building having FSI Area of 299.76 Sq.m [GF] - Technical Clearance issued - Forwarded for Further action - Reg.

Reference:

1. Applicant Thiru.Jaisai Muthuram, online Building application No. SWP/BPA/889068/2026, Dated. 03.07.2026.
2. No Objection certificate from Joint Director, Agriculture Department, Tenkasi District, Letter no.Ni4/5564/2026 Dated:22.07.2026.
3. No Objection certificate from the District Officer, Fire and Rescue Department, PP NOC No.11091/NOC/NMSB/2026, Dated:14.07.2026.
4. G.O.85, Housing and Urban Development Department Dated 16.05.2017.
5. G.O.18, Housing and Urban Development Department Dated 04.02.2019.
6. G.O.16, Department of Municipal Administration and Water Supply, Dated. 31.01.2020.
7. Circular from the Commissioner of Town and Country Planning, ROC No. 7486/2009/PA2 Dated 16.04.2009.
8. Circular from the Commissioner of Town and Country Planning, ROC No.12201/2017/PA1, Dated 22.09.2017.

9. Circular from the Commissioner of Town and Country Planning, ROC No.14227/2017/CP, Dated 14.12.2017.
10. G.O.166, Housing and Urban Development Department Dated.04.02.2019 (Insisting TNRERA Registration).
11. Circular from the Commissioner of Town and Country Planning, ROC No.19992/2011(1)/Special cell Dated 31.05.2018.
12. G.O.53, Housing and Urban Development Department Dated 14.06.2018.
13. G.O.138, Housing and Urban Development Department Dated 04.06.2004
14. Housing and Urban Development Department Dated.05.01.2021.
15. Circular from the Commissioner of Town and Country Planning, ROC No.4367/2019/PA2 Dated 05.02.2020.
16. Principal Secretary, Housing and Urban Development Department ROC No.8449/UD4(3)/2020-2, Dated 23.09.2020.
17. Demand Payment Request Letter No. SWP/BPA/889068/2026, Dated: 25.08.2026.
18. Applicant Thiru.Jaisai Muthuram, Institutional Building Demand remittance letter Dated: 23.09.2026.
19. Noc from the Indian Overseas Bank, Nainaragaram Branch Dated.30.06.2026.

Order:

With reference to the 1st Cited letter, Applicant has requested for the Approval of Proposed Construction of School Building in Tenkasi District Kadayanallur Taluk, Kilankadu Panchayat/Village, Survey no . 108/20B, 108/23B Extent of site having 809.00 sq.m, The Proposed construction of "Primary School" Building having FSI Area of 299.76 Sq.m [GF] The boundary of the site has been marked as "A" to "I" having Building Planning Permission No: **BP/TDTCP No: SWP/27/2026** from 24.09.2026 to 23.09.2034 (8 Years). PlanningPermission has been issued with the following general and special conditions.

The Proposed Institutional Building Area:

Area of Site – 809.00 Sq.m

S. No.	Floor Name	FSI Area (Sq. m)	Non-FSI Area (Sq. m)	Total Buildup Area (Sq. m)
1.	Ground Floor Area	299.76	----	299.76
	Total Area	**299.76**	----	299.76

- **FSI Area - 299.76 Sq.m.**
- **OSR Area – 102.29 Sq.m**

SPECIAL CONDITIONS:

1. The Compound wall should be constructed around the periphery of the site area.
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions mentioned` in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed 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 thestructural 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 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.
5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title of the Ownership by granting Technical Clearance or PlanningPermission. Only the applicant's entitlement to develop is verified in the Documents submitted with 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 any dispute arises over the individual rights of the said property; they can settle it before the appropriate Competent Court. The Directorate of Town and Country Planning Department is not the suitable organization to decide this.

6. 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.

7. 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 & Development) 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 in the Real Estate project withthe Real Estate Regulatory Authority.

8. If any court case would be pending with reference to this proposal, the Technical concurrence would be treated as **INVALID**.

9. It is only the responsibility of the builders to ensure the stability of the School Building.

10. As per Rule No. 9(1) (f) of Tamil Nadu Combined Development and BuildingRules 2019, Before the Commencement of the Building work at site for which building permission has been granted, the owner shall within the validity period of Building Permission give notice to the authority, of his intention to start thework at the building site in Form: 2 in Annexure –XIV. And also when the building construction reaches the Basement Level; Progress Certificate Form -3 should be submitted as per rule no.9 (2) (b).

11. According to G.O No 18 Department of Municipal Administration and WaterSupply, Dated- 04.02.2019, Construction Continuation Certificate should be obtained from this office for the Planning Permission approved building at thetime of Plinth Level itself. After Completion of the building works at site, the Completion Certificate is to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections.

General Conditions:

1. The Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from **24.09.2026 to 23.09.2034 (8 Years)**
2. Solar Water Heating System should be installed in the School Building.
3. Parking as specified in the building should be utilized as it is in the approvedBuilding plan.
4. The Openings shown on the plot should be fixed accordingly as seen on theplan sanctioned and mentioned therein.
5. The Proposed Construction of School Building should be built without changeof use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Planning Permission should beobtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
6. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. Builder should provide adequate drinking water facility and a separate vehicleshould be used to discharge the sewage water from the Proposed construction of School building by his own expenses.
8. Fire prevention and firefighting equipment should be provided in the School building as required by law.
9. As per G.O. No.341, Department of Municipal Administration and Water Supply, Dated: 03.11.2004, "U" Trap should be installed in septic tank.
10. Fly ash Bricks and Materials should be used in the school building as per Environment and Forest Department Notification.
11. After issuing Final Approval, the original copy of the approved plan and the copy of the Proceedings shall be sent to the Owner and the copy of the same should be sent to the Assistant Director of Town and Country Planning Office,Tenkasi.

12. As per G.O. 17, Housing and Urban Development Department, Dated: 05.02.2016, Solar Photo Voltaic Panels should be installed at least 1/3 of the upper floor area for one Kilowatt of electricity.

13.Building final Approval order should be obtained from The President, Kilankadu Panchayat.

14. If any of the details given in the application for Planning Permission is foundto be incorrect, this order will be cancelled and legal action will be taken.

15. Government Registered Electrical Contractor must be employed for wiring works during construction.

16. The concerned Local Body should ascertain whether there are any pending court cases against the proposed site before issuing the final approval.

17. Closed Circuit Television Units (CCTV) shall be installed by the Owner of the Building as per the Annexure XXI of TNCDBR 2019.

18. As per G.O.79 Housing and Urban Development Department, dated:04.05.2017, in-case of non-planned area rule3 it has been requested to collectRs.1000 as scrutiny fee for each plots. And under rule 9 concerned local bodyshould collect the 3% Guide Land Value as Land conversation charges, beforeissuing the final approval Head of Account: 0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts -AS Receipts under LandUse Conversion Charges-27 NonTaxation fees-09Collections(DPC: 0217-60-800-AS 22.

Charges Paid Details

S. No	Fees Details	Amount	Date
1	Scrutiny Fees	1844	03.07.2026
2	Centage Charge Land	1200	
3	Centage Charge for Building	2000	
4	CC Charges	3337	
5	Display Board Charges	1500	23.09.2026

6	Infrastructure & Amenities Charges	58280	
7	Development charge for building	3100	
8	Development charge for Land	3260	

Assistant Director,
District Town and Country Planning Office,
Tenkasi District.

Enclosure

Original Map and Condition – 2 sets

To:

The President,
Kilankadu Panchayat,
Tenkasi District.

Copy To:

Thiru.Jaisai Muthuram,
81/6,Muthuramalingam street, Idaikal,
Kadayanallur,
Tenkasi District.

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

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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.