PP APPROVAL RECORD

Planning Permission

Thanjavur 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

OFFICE OF THE ASSISTANT DIRECTOR OF TOWN AND COUNTRY PLANNING DEPARTMENT, THANJAVUR DISTRICT

Online Building Application Number: YQVK37N3 /200529/2024/TD-2

From

Mr. N. Hari Ilam Vazhuthi, B.Arch., M. Plan.,
Assistant Director/Member Secretary,
Plot No.5, 2nd Street,
Ganapathi Nager, Medical College Road,
Thanjavur.

To

The Block Development Officer
(The Special officer),
Orathandu Taluk,
Thanjavur District.

Online Application Number: SWP/BPA/200529/2024-TD2 Date :05.06.2026

Sir,

Sub : Institutional Building – School – District Town and Country Planning Office, Thanjavur Distric - Orathanadu Taluk/Panchayath union – Kovilur Panchayath/village - S.F.No.80A/1B1, 2A, 3A and 237/2B1 with a site extent of 21508.00 Sq.m - Proposed Additional school building construction – Planning Permission for School Building with FSI Area of 1656.50 sq.m - Order issued – forwarded for further Action - reg.

Ref :
1. Thiru.T.Natarajan, Thanjavur, Online Application Reference No. SWP/BPA/200529/2024, Received Dated: 28.06.2024.
2. Technical Concurrence Issued by The Director, Town and Country Planning Department dated.27.11.2024
3. G.O 79, Housing and Urban Development Department, dated: 04.05.2017.
4. G.O 138 Housing and Urban Development Department, dated 04.06.2004.
5. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O 01 Housing and Urban Development Department, Dated: 05.01.2021.

8. G.O 53 Housing and Urban Development Department, Dated: 16.04.2018.
9. G.O.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
10. G.O.16 Municipal Administration and Water Supply Department Dated: 31.01.2020.
11. G.O 54 Housing and Urban Development Department, Dated: 12.03.2020.
12. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/BA2, Dated:16.04.2009
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/BA1, Dated:27.06.2012.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/BA1, Dated:22.09.2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14.12.2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021.
17. No Objection Certificate from The Station Officer, Fire and Rescue service Station, Orathanadu, Thanjavur District, Vide Letter N.O.C..No.23/2023 Dated.16.06.2023.
18. Demand payment request letter issued on 22.01.2026
19. Demand remittance letter received on dated: 25.05.2026
20. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K1, Dated:11.04.2023.

With reference 2nd cited, Technical Concurrence is issued by The Director, Town and Country Planning Department dated.27.11.2024 for the School Building with an FSI Area of 1656.50 sq.m and Site Extent of 21508.00 sq.m at S.F.No.80A/1B1, 2A, 3A and 237/2B1, Kovilur Panchayath/village, Orathanadu Taluk/Panchayath union, Thanjavur District. The Boundary of the site approval is demarcated as “A to N” and 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: 565 / 2024.

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

Site Extent:21508.00 Sq.m

Building Area Details:

Description	FSI Area in sq.m	Non FSI Area (Incidential Structure) in sq. m	Total Area in sq.m
Proposed Additional Building Area Details			
Block - B			
Ground floor	828.25	-	828.25
First Floor	828.25	-	828.25
Head Room	-	30.71	-
Total Area	1656.50	30.71	1687.21

FSI = 0.22

Special Conditions:

1. The OSR "1 to 6" total OSR area 2175.23Sqm Shown in the site plan should be retained as open space reservation as per TNCDBR 2019 rule 41(1) Explanation (i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made thereunder and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Body of the letter: 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.

4. Conditions mentioned in the No Objection Certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD 4(3)) Department dated : 05.02.2016 relating to installation and use of solar energy system should be followed.
6. 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 to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development 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 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.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. As per Tamil Nadu Combined Development and Building Rules 2019 Rule the permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
    (a) Title or ownership of the site or building.
    (b) Easement Rights.
    (c) Structural Reports, Structural Drawing and Structural aspects.
    (d) The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
    (e) Workmanship, soundness of structure and materials used.
    (f) Quality of building services and amenities the construction of building.

(g) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

Conditions:

1. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
2. 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.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. Applicant should arrange to dispose sewage at his own cost and necessary drinking water provision to be provided at applicant's own cost.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules.
9. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials to be used Mandatory.

11. 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. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. 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.
14. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Local Body if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction. Special Conditions.

    The applicant remitted the required fees as given below.

Approval Fees Details.

Sl.no	Fee Description	Amount Paid in Rs.	Date
1.	Scrutiny Fees	35,453/-	Dated : 28.06.2024
2.	Centage Charges for Land	600/-	Dated : 25.05.2026
3.	Centage Charges for Building	3,500/-	
4.	Display Board Charges:	1,500/-	
5.	Infrastructure and Amenities Charges	3,27,262/-	

6.	Development Charges for Building	25,633/-	Dated : 25.05.2026
7.	Development Charges for Land	43,886/-	
8.	CC Charges	18,163/-	
9.	Security deposit Charges	1,55,758/-	
10.	Shelter Charges	1,255/-	

This Planning Permission issued is forwarded to your office for further action. The Applicant is requested to contact The Block Development Officer(The Special officer),Orathandu Taluk,Thanjavur District for final order.

(e-signed)
Assistant Director,
District Town and Country Planning Office,
Thanjavur District

Encl: Building Plan (e-signed)
Copy To:

1. T. Natarajan,
   496, South Street,
   Pudur, Orathanadu,
   Thanjavur District – 614625.

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

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.