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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.



OFFICE OF THE ASSISTANT DIRECTOR OF TOWN AND COUNTRY

PLANNING DEPARTMENT, THANJAVUR DISTRICT

Online Building Application Number: U0MO69VM /0811611/2026/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),
Thambikottai vadaKadu village,
Pattukottai Taluk,
Thanjavur District.

Online Application Number: SWP/BPA/0811611/2026-TD2

Date :30.06.2026

Sir,

Sub : Institutional Building – School – District Town and Country Planning Office,
Thanjavur District - Pattukottai Taluk – Pattukottai Panchayat Union -
Thambikottai vadakadu village - S.F.Nos: 88/1B, 88/2A, 88/2B, 88/3A, 88/3B,
88/3C with a site extent of 26500.00 Sq.m – Planning Permission for proposed
additional School Building with FSI Area of 3001.77 sq.m - Order issued –
forwarded for further Action - reg.

Ref : 1. Thiru. T.Venkatesan, Thanjavur, Online Application Reference No.
SWP/BPA/0811611/2026, Received Dated: 20.03.2026
2. Technical Concurrence Issued by The Director, Town and Country Planning
Department dated.16.05.2026
3. G.O 79, Housing and Urban Development Department, dated: 04.05.2017.
4. G.O(Ms).No.133, Housing and Urban Development Department,
Dated: 28.10.2015.
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. G.O.(Ms.)No.76 Housing and urban Development [UD4(3)] Department, dated: 14.06.2018.
13. G.O.Ms.No.173 Housing and urban Development [UD5(1)] Department, Dated : 16.11.2025.
14. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/BA2, Dated:16.04.2009
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/BA1, Dated:27.06.2012.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/BA1, Dated:22.09.2017.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14.12.2017.
18. 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.
19. District Officer, Fire & Rescue service Department Thanjavur District PP NOC No.9265/NOC/NMSB/2026 Date.16.04.2026.
20. Demand payment request letter issued on 04.06.2026
21. Demand remittance letter received on dated: 05.06.2026
22. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K1, Dated:11.04.2023.
23. Director of Town and country planning, Chennai letter Roc No:10008/2023 TCP12, Dated : 03.12.2024.
24. No objection Certificate obtained from The Thasildhar, Pattukottai vide Roc No.3370/2026/A4, dated.24.06.2026.

With reference 2nd cited, Technical Concurrence is issued by The Director, Town and Country Planning Department dated.16.05.2026 for the School Building with an FSI Area of 3001.77 sq.m and Site Extent of 26500.00 sq.m at S.F.No. 88/1B, 88/2A, 88/2B,

88/3A, 88/3B, 88/3C, Thambikottai vadakadu village, Pattukottai Taluk/Panchayath union, Thanjavur District. The Boundary of the site approval is demarcated as “A to J” (Except the private land of third person earmarked as “K to N” and “O to Q” that lies within the Applicant site) 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: 395/2026.

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

Site Extent:26500.00 Sq.m

Proposed Building Area Details:

Description	FSI Area in sq.m	Non FSI Area (Incidental Structure) in sq. m	Total Area in sq.m
Ground floor	1000.59	-	1000.59
First Floor	1000.59	-	1000.59
Second Floor	1000.59	-	1000.59
Terrace and Head Room	-	31.17	31.17
Total Area	3001.77	31.17	3032.94

Total FSI Area = (G.o.76 Approved Existing Area + Proposed Area)
= 6565.11 sq.m +3001.77 sq.m
= 9566.88 sq.m

FSI – 0.36

OSR Area – 2766.60 Sq.m (10.17%) provided.

Special Conditions:

1. The boundary of the OSR has been marked as “ 1 to 5 ” in site plan as per TNCDBR & Rule 2019 Rule.No.41(1)(i) The gifting of the reservation of land for community recreational purposes in respect of Institutional Developments to the Local Body is not required. However, the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.
2. The earmarked “K to M” and “O to Q” private land parcel’s access to be provided from the existing road and it should be ensured before CC.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. 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.

5. Conditions mentioned in the No Objection Certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. 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.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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	45,754/-	24.03.2026
2.	Centage Charges for Land	1,800/-	25.05.2026
3.	Centage Charges for Building	8,500/-	
4.	Display Board Charges:	1,500/-	
5.	Infrastructure and Amenities Charges	5,64,940/-	
6.	Development Charges for Building	15,175/-	
7.	Development Charges for Land	53,000/-	
8.	CC Charges	32,666/-	
9.	Security deposit Charges	2,84,470/-	
10.	Shelter Charges	3,138/-	

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), Pattukottai 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. Venkatesan,
Plot No.4, Parisutham Nagar,
Arulanandha Nager, 9th Street,
Thanjavur District – 613007.

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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The registers themselves, read for you.

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Patta and Chitta

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EC Analyzer

Bank charge check

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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

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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

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Who holds it, and which office keeps the record.

Find your registering office

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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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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.

