

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi 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.



District Town and Country Planning – Thoothukudi District,
106J-37, Millerpuram 2nd Street, (Near Vikasa School)
Thoothukudi – 628 008.

Online Building Plan Application – Planning Permission

ROC NO: SWP/BPA/249793/2024

Date: 26.09.2024

Revised and Proposed Additional Constuction of Institutional Building –
Thoothukudi District Town and Country Planning –Thoothukudi District -
Thoothukudi Local Planning Area- Thoothukudi Taluk/ Corporation – Sankaraperi
DD Plan No.4 – Sankaraperi village - RS.No:194/2Part, Site Extent 22,255 Sq.m –
Previously Approved FSI Area - 14451.22 Sq. m (Constructed FSI Area -
9856.87Sq.m)- Proposed additional FSI area of 2820.18 Sq. m – Total FSI Area:
12677.05 Sq. m –Planning Permission Issued - Forwarded for Further Action -
Regarding.

Reference:

1. M/s Alagar Public school, Online Application Reference No. SWP/BPA/249793/2024, Dated: 08.06.2024.
2. The Director of Town & Country Planning Department, Chennai, Roc No: SWP/BPA/249793/2024 Dated: 06.09.2024.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
14. District Fire Officer, Fire & Rescue Services, Thoothukudi R.C.No. 65/2023, Dated: 28.07.2023.
15. Government Order No: 102, Housing and Urban Development Department, dated: 05.07.2018.

16. Demand payment Request letter dated: 20.09.2024.
17. M/s Alagar Public school, Demand Remittance Letter Dated: 23.09.2024.
18. LPA Resolution NO.12, Dated 15.11.2022.

With reference to the 1st Cited letter, the applicant M/s.Alagar Public School has requested for the approval of **Revised and Proposed Additional Construction of Institutional Building** at Thoothukudi District Town and Country Planning Office, Thoothukudi District, Thoothukudi Local Planning Area, Thoothukudi Taluk, Thoothukudi Corporation, Sankaraperi DD Plan No.4, Sankaraperi village in RS.No:194/2Part having a Site Extent of 22,255 Sq. m. Total FSI Area of 12677.05 Sq. m comprising Previously Approved FSI Area - 14451.22 Sq. m (Constructed FSI Area - 9856.87Sq.m) and Proposed additional FSI area of 2820.18 Sq. m. The same has been approved by the Director, Directorate of Town and Country Planning as per 2nd cited reference. The boundary of the site has been marked as “A to J” and “K to M”. The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the revised and proposed additional School building proposal and numbered as **B.P / DTCP No: 428 /2024 and PLANNING PERMISSION is issued and Numbered as SWP/THOOTHUKUDI/B.P. A/A. D/D.T.C. P No. /2024 (SWP/TUTY) from 26.09.2024 to 25.09.2032.** The area details is as follows.

Area of the Site - 22,255.00 Sq. m,

Details	Existing Approved Area in Sq. m (Constructed)		Proposed Building Area in Sq. m		Total Area in Sq. m Area in Sq.m	
	FSI	Non FSI	FSI	Non FSI	FSI	Non FSI
Block – A Main Building						
Ground Floor	3277.78	--	550.03	--	3827.81	--
First Floor	3277.78	--	--	--	3277.78	--
Second Floor	3277.78	--	--	--	3277.78	--
Head Room	--	171.14	--	--	--	171.14
Block –B Kinder Garden Block						
Ground Floor	--	--	1036.12	--	1036.12	--
First Floor	--	--	1036.12	--	1036.12	--
Head Room	--	--	--	59.40	--	59.40

Block -C Two wheeler shed						
Ground Floor	--	--	181.65	--	181.65	--
Block -D Watchman Booth						
Ground Floor	23.53	--	--	--	23.53	--
Block -E Drivers Toilet						
Ground Floor	--	--	16.26	--	16.26	--
TOTAL	9856.87	171.14	2820.18	59.40	12677.05	230.54
Total Built up Area in Sq.m					12907.59	

FSI- 0.57

The Technical Clearance & Planning Permission issued with the following Special and General Conditions:

Special Conditions:

1. The OSR 1 to 4 (2164.71Sq.m) already handed over to local body and 5 to 8 having an OSR area of 132.96 Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection Certificates obtained from the Central and State Government Departments must be fulfilled 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 does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR,2019.
5. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

6. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this Technical Clearance and Planning Permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant was verified for the applicant's entitlement to develop in the site.
7. If any person wishes to purchase the property, he/she must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
8. 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.
9. 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. Before issuing Technical Clearance ensured the primary development rights of the applicant by verifying documents. (lease deed, sale deed, gift deed, etc.).
10. G.O.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulations should be followed.
11. As per G.O.No.18 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, FSI and Setbacks should be Retained as per Approved Drawing.
12. Government Registered Electrical Contractor must be employed for wiring works during construction.
13. Ref No.14 District Officer Thoothukudi Fire and Recuse Services Issued terms and Condition to be Followed and Local Body Should monitor these before giving Final Approval.

General Conditions

1. As per TNCD & BR,2019, Rule 44(1)(a)(ii)(h)(2) Solar water heating system and solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without getting prior permission from this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & 16, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per G.O. No. 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. Setbacks should be Retained as per Approval Drawing.
11. If any court case would be pending with reference to this proposal, the Planning Permission Issued would be treated as INVALID Enforcement Action Under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner.
12. The Commissioner, Thoothukudi Corporation has to ensure if the construction is done with Additional / Deviation to the approved plan before Levy of the applicable Taxes.

The following fee and charges were collected:

Scrutiny Charge	-Rs. 55951.00 Dated: 08.06.2024.
Centage Charge for Building	-Rs. 22000.00, Dated: 23.09.2024.
Centage Charge for Land	-Rs. 300.00, Dated: 23.09.2024

Development Charges for Building	-Rs. 129080.00, Dated: 23.09.2024.
Development Charges for Land	-Rs. 107860.00, Dated: 23.09.2024.
Display Board Charges	-Rs. 1500.00, Dated: 23.09.2024.
Infrastructure & Amenities Charges	-Rs. 530348.00 Dated: 23.09.2024.
CC charge	-Rs. 138929.00 Dated: 23.09.2024.
Security Deposit Charges	-Rs. 265174.00 Dated: 23.09.2024

Member Secretary (I/C) / Assistant Director,
Thoothukudi Local Planning Authority,
District Town & Country Planning Office,
Thoothukudi.

To:

Commissioner,
Thoothukudi Corporation.

Enclosure:

Original Map and Condition - 2 sets

Copy to:

1. M/s Alagar Public school
4/42/3 MUTHAMMAL COLONY
EXTENSION,Sankaraperi,Thoothukudi – 628003
- 2.Technical Record – 1 Set.
- 3.TNRERA,
No.1A, 1st Floor, Gandhi Irwin Bridge Raod,
Egmore, Chennai-8

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.

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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

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
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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

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

