PP APPROVAL RECORD

Planning Permission

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.

DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT

Online Building Plan Application - Technical Concurrence

SWP Application Number: SWP/BPA/0673985/2025

Subject : **School Building** – Directorate of Town and Country Planning, Chennai - 107 – Thoothukkudi district & taluk, Thoothukkudi Local Planning Area, Maravanmadam village, S.F No.140/2A1, 2A2, 2A3pt Site extent – 32973.38 sq.m, already approved FSI area – 4566.42 Sq.m, Revised and proposed additional total FSI area – 8884.19 Sq.m – Technical Concurrence issued - forwarded for further action - Reg.

Reference :

1. M/s. Servite School, Online Application Reference No. SWP/BPA/0673985/2025, Dated: 16.10.2025.
2. The Assistant Director of Thoothukkudi District Town and Country Planning Office, Inspection Report Dated: 17.10.2025.
3. The Member Secretary, Thoothukkudi LPA Proceedings, Roc.No.1131/2015/TTKLPA, Dated.19.05.2017.
4. The Member Secretary, Thoothukkudi LPA Proceedings, Roc.No.421/2018/TTKLPA, Dated.18.05.2018.
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
15. Station Officer, Fire and Rescue Service, SIPCOT-Thoothukkudi, NOC No:30/2025, dated. 04.08.2025 & NOC No:40/2025, dated: 15.10.2025.

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Order

With reference to the 1st Cited letter, the applicant M/s. Servite School applied for the revised and proposed addition school building at Thoothukkudi district & taluk, Thoothukkudi Local Planning Area, Maravanmadam village, S.F No.140/2A1, 2A2, 2A3pt Site extent – 32973.38 sq.m, Already approved wide reference cited 3rd, 4th with an FSI area – 4566.42 Sq.m, Revised and Proposed additional FSI area – 8884.19 Sq.m. The Assistant Director of the Thoothukkudi District Town and Country Planning Office has recommended the proposal with site inspection remarks. Based on the Assistant Director's recommendation, the applicant's request has been accepted and the boundary of the site has been earmarked as **"A to H".**

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the School building proposal and numbered as **B.P / DTCP No: 218 /2026**.

The area statement

Area of the Site - 32973.38 Sq.m,

Already Approved FSI Area – 4566.42

Revision and Proposed additional total area details:

Block Details	FSI Area (in sq.m)	Non-FSI (in sq.m)	Total Built-up Area (in sq.m)
Block 1 – (School Building)			
Ground Floor	1818.90	-	1818.90
First Floor	1706.77	-	1706.77

Second Floor	1741.65	-	1741.65
Terrace Floor	-	113.67	113.67
Block-2 (Sister's convent Resident)			
Ground Floor	332.99	-	332.99
First Floor	159.99	-	159.99
Block 3 – (School Building)			
Ground Floor	955.91	-	955.91
Terrace Floor	955.91	-	955.91
Second Floor	955.91	-	955.91
Terrace Floor	-	58.31	58.13
Block 4 – (Two Wheeler Parking Shed)			
Ground Floor	112.68	-	112.68
Block 5 – (Car Parking Shed)			
Ground Floor	21.75	-	21.75
Block 6 – (Motor Room)			
Ground Floor	5.43	-	5.43
Block 7 – (W.C)			
Ground Floor	2.40	-	2.40
Block 8 – (Cafeteria)			
Ground Floor	36.59	-	36.59
Block 9 – (Overhead Water tank)			
Ground Floor	28.84	-	28.84
Block 10 – (Watchman Room)			
Ground Floor	18.91	-	18.91
Block 11 – (Genshed)			
Ground Floor	29.56	-	29.56
Total	**8884.19**	**171.98**	**9056.17**

Already approved FSI Area - 4566.42 sq.m
Revised & Proposed additional Total FSI Area - 8884.19 sq.m
Total FSI achieved - 0.275 < 2.00
OSR Provided - 3437.02 Sq.m (10.42%)

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. The OSR earmarked as 1 to 6 an area of 3437.02 Sq.m (10.42%) 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 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. 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 is above verified for the applicant's entitlement to develop in the site.

   If any person wishes to purchase the property 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.
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.

General Conditions

1. Solar water heating system to be provided to the proposed building and solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.
2. OSR area to be utilized only for OSR purpose mentioned as per approved drawing.

3. No additions / alterations to be made without necessary permission of 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 & G.O.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 GO 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. 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 registered professional details at the place of construction.
11. As per references cited, government orders and circulars, centage charges, infrastructure and amenities charges and other relevant charges are to be collected and further action taken by the district officer.

Director of Town and Country Planning

To,

The Member Secretary / Assistant Director,
District Town and Country planning office,
Thoothukkudi 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

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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
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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

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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.