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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.



PROCEEDINGS OF THE ASSISTANT DIRECTOR

**THOOTHUKUDI DISTRICT TOWN AND
COUNTRY PLANNING OFFICE**

PRESENT: S.RAHULRAJ B.E.,M.Plan

Online Building Plan Application – Planning Permission

Application Number: SWP/BPA/0719140/2025

Sir,

Subject: **School Building**–District Town and Country Planning Office- Thoothukudi District- Thoothukudi Local Planning area – Thoothukudi Taluk-Servaikaranmadam Panchayat-Servaikaranmadam Village, S.F.No.193/1A2,193/1B,193/2, 193/3B1A1, 193/3B1B1– Site extent of 55096.00 Sq.m– Total FSI area of 9437.56 Sq.m (Already Approved FSI area – 7869.41 Sq.m, Proposed FSI area – 1568.15 Sq.m)- Planning Permission issued -Forwarded for further action.

- Reference:
1. Proceedings of the Director, Town and country planning office Vide online application No SWP/BPA/0719140/2025, Dated: 13.03.2026
 2. Applicant. M/s. The Vikasa School Online Application No. SWP/BPA/0719140/2025, Dated: 08.12.2025.
 3. The Assistant Director, Thoothukudi District Town & Country Planning Office, Inspection Report of Online Application No. SWP/BPA / 0719140 / 2025, Dated:10.12.2025.
 4. The Director, Directorate of Town and Country Planning, Chennai Proceedings Roc No. 25407/2014/BA1, Dated: 16.07.2015.
 5. The Director, Directorate of Town and Country Planning, Chennai Proceedings Roc No. SWP/BPA/003188/2023, Dated: 13.02.2023.
 6. The Assistant Director, Thoothukudi District Town and Country Planning Proceedings Roc. Roc No. SWP/BPA/003188/2023, Dated: 27.02.2023.
 7. The Director, Directorate of Town and Country Planning, Chennai Proceedings Roc No. SWP/BPA/413499/2024, Dated: 08.04.2025.
 8. The Assistant Director, Thoothukudi District Town and Country Planning Proceedings Roc. Roc No. SWP/BPA/413499/2024, Dated: 16.04.2025.
 9. G.O.No.86 Housing and Urban Development Department, Dated: 28.03.2012
 10. G.O.No.85 Housing and Urban Development Department, Dated: 16.05.2017.
 11. G.O.No.01 Housing and Urban Development Department, Dated: 05.01.2021
 12. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 13. G.O.No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020

14. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
15. circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
16. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
17. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
19. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
20. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
21. Station officer, Fire & Rescue Services Department, SIPCOT-Thoothukudi NOC No.46/2026, Dated:09.02.2026.
22. G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025.
23. Demand payment Request Letter from DTCP, Dated: 02.04.2026 requiring payment of Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges.
24. Applicant M/s. The Vikasa School, Demand Payment Receipt, Dated: 21.04.2026, Payment of Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges.
25. G.O.(MS).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023

Fees Details

Scrutiny Fees	Rs. 102467.00	Dated:08.12.2025
C.C Charges	Rs. 55000.00	Dated:21.04.2026
Security Deposit Charges	Rs. 430000.00	Dated:21.04.2026
Display Board Charges	Rs. 1500.00	Dated:21.04.2026
Development Charge for Building	Rs. 99200.00	Dated:21.04.2026
Development Charge for Land	Rs. 220400.00	Dated:21.04.2026
Centage Charge for Land	Rs. 8000.00	Dated:21.04.2026
Centage Charge for Building	Rs. 13000.00	Dated:21.04.2026
Infrastructure and Amenities Charges	Rs. 259744.00	Dated:21.04.2026
Shelter Charges	Rs. 5000.00	Dated:21.04.2026
Flag day Fund	Rs. 5000.00	Dated:07.05.2026

Body of the letter:

With reference to the 2nd Cited letter the applicant M/s. The Vikasa School, has requested for the approval of proposed School building at Thoothukudi Local Planning area – Thoothukudi Taluk- Servaikaranmadam Panchayat - Servaikaranmadam Village, S.F.No.193/1A2, 193/1B, 193/2, 193/3B1A1, 193/ 3B1B1– Site extent of 55096.00 Sq.m– Total FSI area of 9437.56 Sq.m (Already Approved FSI area – 7869.41 Sq.m, Proposed FSI area – 1568.15Sq.m).

The Assistant Director of Thoothukudi District Town and Country Planning Office, has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been earmarked as “A to F”.

The Technical Concurrence is issued by Director of Town and country Planning Dept., under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 211 / 2026**.

With reference to the letter 23rd cited, Demand was issued to the applicant on 02.04.2026. Applicant remitted the required fees and submitted remittance letter in this office on 21.04.2026. The area statement of the Proposed Additional School building is as below.

Total Area of the Site – 55096.00 Sq.m,

Block Details	FSI Area (in sq.m)	Non-FSI (in sq.m)	Total Built-up Area(in sq.m)
Block 4 – (Academic)			
First Floor	963.33	-	963.33
Terrace Floor	-	93.18	93.18
Block-10 (Auditorium)			
Ground Floor	465.13	-	465.13
Block 11 – (Dormitory)			
Ground Floor	139.69	-	139.69
Terrace Floor	-	22.51	22.51
Total	1568.15	115.69	1683.84

Already approved FSI Area - 7869.41 sq.m

Proposed FSI Area	- 1568.15 sq.m
Total FSI Area	- 9437.56 sq.m
Total FSI achieved	- 0.17 < 2.00
OSR Provided	- 5510.00 Sq.m (10.0%)

The Planning Permission is issued under section 49 of Town and Country Planning Act, 1971 and the following Special and General Conditions for the above proposal and numbered as **Planning Permission No.48/2026 and Approval No: SWP/THOOTHUKUDI/BPA/A. D/D.T.C.P. No. 38/2026 from 07-05-2026 to 06-05-2034 (8 Years)**

Special Conditions

1. The OSR earmarked as 1 to 4 an area of 5510.00 Sq.m (10.0%) 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. 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. Parking area to be utilized only for Parking 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.

Encl: Building Plan Map

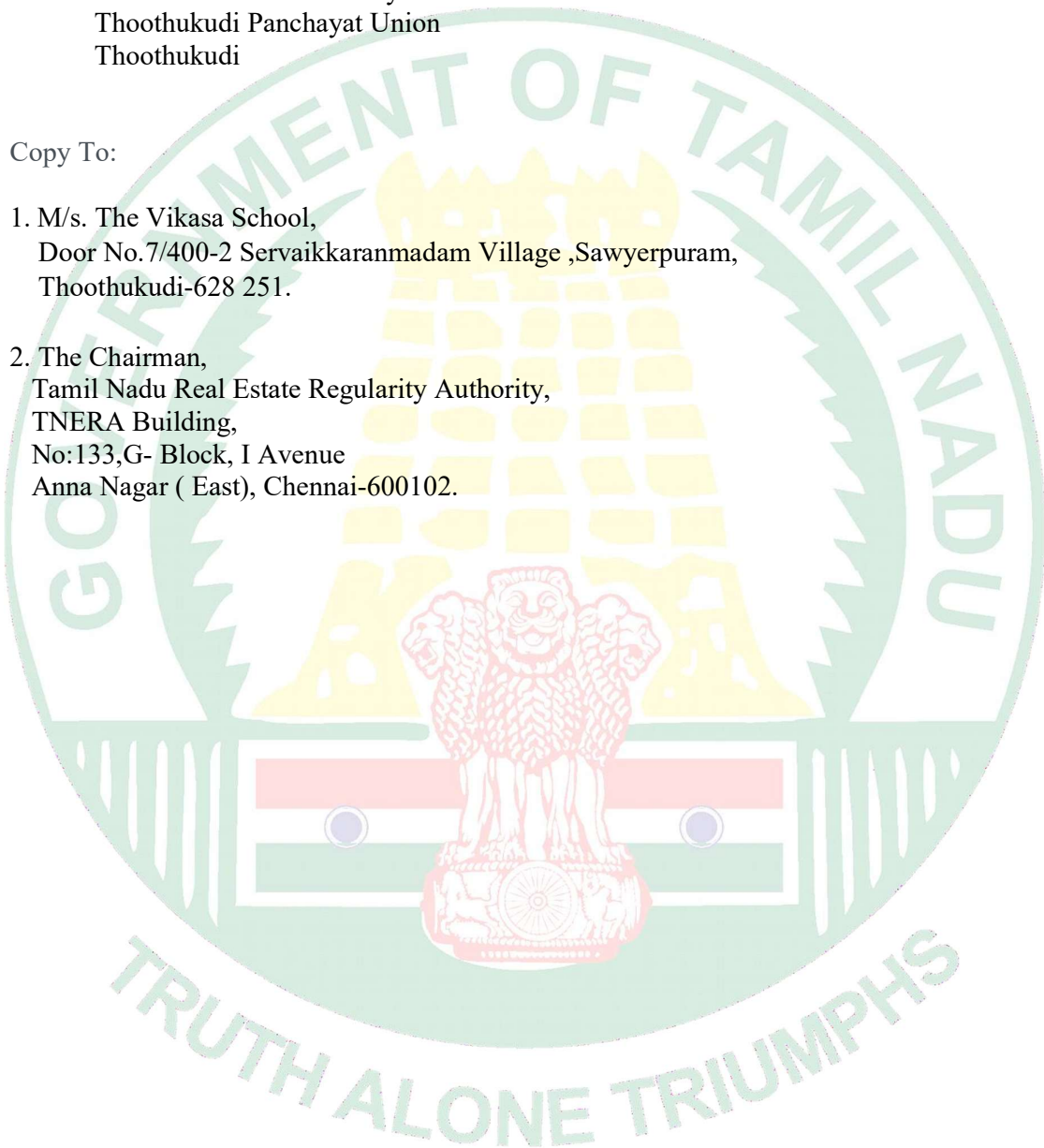
Assistant Director
District Town and Country Planning Office
Thoothukudi

To:

1) The Block Development Officer/Special Officer
Servaikaramadam Panchayat
Thoothukudi Panchayat Union
Thoothukudi

Copy To:

1. M/s. The Vikasa School,
Door No.7/400-2 Servaikkaranmadam Village ,Sawyerpuram,
Thoothukudi-628 251.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNERA Building,
No:133,G- Block, I Avenue
Anna Nagar (East), Chennai-600102.



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.

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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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The registers themselves, read for you.

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EC Analyzer

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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

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Floor space index

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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.

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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.

