

PP

APPROVAL RECORD

# Planning Permission

Tirunelveli

Tirunelveli 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.



**Tirunelveli Local Planning Authority**  
**District Town and Country Planning Office**  
**Tirunelveli District**

**Proceedings of The Member Secretary /Joint Director**

**Present:Thiru.P.Ranganathan,B.E.,M.Tech.,(IITD),AITP**

\*\*\*\*\*

**Roc.No : SWP/BPA/0013645/2023     Date:13.03.2024.**

**Subject:**     **School Building** – Directorate of Town and Country planning- Chennai – 107 – Tirunelveli District / Local Planning Area – Tirunelveli Municipal Corporation – Palayamkottai ward – Panayankulam Village - T.S.No:15/2, 15/3, 18/3 & 19/2, Ward: BD, Block: 2, (Old Survey No:57/5A, 57/5Bpt, 57/6, 58/2, 59/1, 59/2B, 59/2Cpt) with an extent of 7363.00sq.m – Additional Construction of School building in the existing Vel's Vidyalaya School having a Total FSI Area of 6544.04Sq.m – Technical Concurrence issued by Directorate of Town and Country Planning – Planning Permission issued - forwarded for further action - Reg.

**Reference:**

1. M/S. Vel's Vidyalaya School, Online Application Reference No. SWP/BPA/0013645/2023, Dated: 23.08.2023.
2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Roc. No: SWP/BPA/0013645/2023, dated.01.03.2024.
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, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
7. G.O.16 Municipal Administration and Water Supply Department, Dated: 31.01.2020.

8. G.O. No.54, Housing and Urban Development Department,  
Dated: 12.03.2020.
9. G.O. No.79, Housing and Urban Development Department,  
Dated: 04.05.2017
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. Tahsildar, Palayamkottai Letter No.K.Dis-  
அ/4/4826/2019. Dated: 22.01.2019.
16. District Officer, Fire and rescue Department NOC.No:147/2023,  
Dated: 25.10.2023
17. Tirunelveli Local Planning Authority Resolution No:34  
Date:06.03.2024.
18. Demand Request Letter dated : 08.03.2024.
19. Applicant Demand Paid Date : 09.03.2024

-----

With reference to the 1<sup>st</sup> Cited letter, the applicant has requested for the Permission for the Additional Construction of School building at Tirunelveli District / Local Planning Area, Tirunelveli Municipal Corporation, Palayamkottai ward, Panayankulam Village, T.S.No:15/2, 15/3, 18/3 & 19/2, Ward: BD, Block: 2, (Old Survey No:57/5A, 57/5Bpt, 57/6, 58/2, 59/1, 59/2B, 59/2Cpt) with an extent of 7363.00sq.m, Additional Construction of School building in the existing Vel's Vidyalaya School having a Total FSI Area of 6544.04Sq.m

The Technical Concurrence for the above said Construction of School building proposal has been issued technical concurrence by the Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act 1971 vide 2<sup>nd</sup> cited reference and the boundary of the site has been marked as “A to O” and numbered as ***B.P/DTCP No.116/2024***.

On the receipt of the requisite charges vide Reference No: 19<sup>th</sup> cited above, the Planning permission issued No: **PP/BP/TLPA No.SWP/ 19 /2024** from **13.03.2024 to 12.03.2032 (8 Years)**, and the boundary of the site is Demarcated as ‘**A to O**’ with the following general and special conditions

The area statement for the Proposed Additional Construction of School building is as below.

**Area of the Site - 7363.00 Sq.m.**

**Proposed Building details: Additional School Building**

| Details                    | Existing Approved Area in Sq.m |         | Existing Building to be Approved in Sq.m |         | Proposed staircase |         | Total Area in Sq.m |         |         |
|----------------------------|--------------------------------|---------|------------------------------------------|---------|--------------------|---------|--------------------|---------|---------|
|                            | FSI                            | Non FSI | FSI                                      | Non FSI | FSI                | Non FSI | FSI                | Non FSI | Total   |
| Existing Building Block -1 |                                |         |                                          |         |                    |         |                    |         |         |
| Ground Floor               | 1573.67                        | -       | 63.97                                    | -       | -                  | -       | 1637.64            | -       | 1637.64 |
| First Floor                | 1573.67                        | -       | 21.70                                    | -       | -                  | -       | 1595.37            | -       | 1595.37 |
| Second Floor               | 1573.67                        | -       | 21.70                                    | -       | -                  | -       | 1595.37            | -       | 1595.37 |
| Third Floor                | -                              | -       | -                                        | -       | 1595.37            | -       | 1595.37            | -       | 1595.37 |

|                |         |   |        |   |         |        |         |        |         |
|----------------|---------|---|--------|---|---------|--------|---------|--------|---------|
| Terrace Floor  | -       | - | -      | - | -       | 133.40 | -       | 133.40 | 133.40  |
| Watch man Room | -       | - | -      | - | 8.09    | -      | 8.09    | -      | 8.09    |
| Kitchen Room   | -       | - | -      | - | 112.20  | -      | 112.20  | -      | 112.20  |
| Total          | 4721.01 | - | 107.37 | - | 1715.66 | 133.40 | 6544.04 | 133.40 | 6677.44 |

Total FSI Area – **6544.04 Sq.m.**

FSI Achieved– 0.88

**As per Rule No.11 of Tamil Nadu Combined Development and Building Rules 2019:**

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. The Registered Architect or Registered Engineer and Structural Engineer on Record as the case may be, shall be responsible for defects in the design.
- (d) Workmanship, Soundness of Structure and Materials used.
- (e) Quality of Buildings Services and amenities the construction of Building.
- (f) Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

**Special Conditions:**

1. The OSR „1 to 4’ having an OSR area of 761.03Sq.m. shown in the site plan should be retained as Open Space Reservation as per TNCDDBR, 2019 Rule No.41(1)(i).
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions mentioned in the No Objection certificates obtained from the

central and state Govt. Departments must be followed 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 is above verified for the applicant's entitlement to develop in the site.
7. 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.
8. It is only the responsibility of the builders to ensure the stability of the Building.
9. As per Rule No. 9(1)(f) of Tamil Nadu Combined Development and Building Rules 2019, Before the Commencement of the Building work at site for which planning permission/ building permission has been granted, the owner shall within the validity period of building permission give notice to the authority, of his intention to start the work at the building site in Form.2 in Annexure –XIV. And also when the building construction reaches the Basement Level; Progress Certificate Form -3 should be submitted as per

rule no.9 (2)(b).

10. According to G.O.No.18 Municipal Administration and Water Supply Department, Dated- 04.02.2019, Construction continuation certificate should be obtained from this office for the planning permission/ building permission approved building at the time of Plinth Level itself. After Completion of the building works at site, the Completion Certificate to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections.

**Conditions:**

1. The planning permission is valid for eight years from the date of issue. Period of Planning Permission will be **from 13.03.2024 to 12.03.2032 (8 years)**.
2. Solar Water Heating System should be installed in the proposed Additional Construction of School building.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. The setback spaces should be fixed accordingly as shown on the plan sanctioned and mentioned therein.
5. The Additional Construction of School building should be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Building Permission should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
6. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
7. Owner/occupier should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the Existing and proposed construction of School Building by his own expenses.

8. The drinking water over head tank, well and Bore well located in the plot should be equipped with preventive measures.
9. Fire prevention and fire fighting equipment should be provided in the proposed construction as required by law.
- 10.As per G.O. No.341, Municipal Administration and Water Supply Department, Dated: 03.11.2004, “U” Trap should be installed in septic tank.
- 11.Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
- 12.G.O.17, Housing and Urban Development Department, Dated: 05.02.2016, Solar Photo Voltaic Panels should be installed at least 1/3 of the upper floor area for one Kilowatt of electricity.
- 13.Final building Approval order should be obtained from the Commissioner, Tirunelveli City Municipal Corporation , Tirunelveli
- 14.If any of the details given in the application for building permission is found to be incorrect, this order will be cancelled and legal action will be taken.
- 15.Government Registered Electrical Contractor must be employed for wiring works during construction.
- 16.The concerned local body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

### **Fees Details**

#### **Charges Paid Details**

| <b>Description</b>                      | <b>Amount&amp; Date</b> |
|-----------------------------------------|-------------------------|
| 1 . Development Charges for Land        | Rs.29452/- dt.9.3.24    |
| 2. Development Charges for Building     | Rs.19570/- dt.9.3.24.   |
| 3.Centage Charge For Land               | Rs.1200/- dt. 9.3.24.   |
| 4. Centage Charge for Building          | Rs.7000/- dt. 9.3.24    |
| 5. Infrastructure and Amenities Charges | Rs.342912/- dt. 9.324.  |
| 6. Security Deposit Charges             | Rs.171456/- dt. 9.3.24  |
| 7. Completion Certificate Charges       | Rs.21064/- dt. 9.3.24.  |

|                         |                       |
|-------------------------|-----------------------|
| 8.Display Board Charges | Rs.1,500/- dt. 9.324  |
| 9. Scrutiny Fees        | Rs.12987/- dt.23.8.23 |

Member Secretary/ Joint Director  
Tirunelveli Local Planning Authority/  
District Town and Country planning  
Tirunelveli

To

1. The Commissioner,  
Tirunelveli City Municipal Corporation,  
Tirunelveli.
2. Thiru.M.V.M.Senthil Prakash,  
NO:4,Vinayakar Kovil Street,  
Ram Nagar, Maharaja Nagar,  
Palayamkottai,  
Tirunelveli.627 011.

# 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](#)



# 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



# 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](mailto: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.

