

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.



District Town and Country Planning Office
Tirunelveli District/Tirunelveli Local Planning Authority
Proceedings of Joint Director/Member Secretary

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

Online Application No: SWP/BPA/0306696/2024, Dated: 04 .11.2024.

Sir/Madam,

SUBJECT: Planning Permission - Revised and Proposed additional Institutional Building - District Town and Country Planning Office - Tirunelveli District - Tirunelveli Local Planning Authority - Tirunelveli City Municipal Corporation - V.M.Chatram Village, S.No.356pt, New Town survey Melapalayam ward, ward - BT, Block No - 25, T.S.No.4 with a Site Area of 37577.00sq.m. - FSI Area of 22963.28sq.m. - has been already approved Existing School Building - Now proposed additional FSI Area of 1827.80sq.m - Already approved, Revision from already approved and proposed additional FSI area put together is 24791.08sq.m. - Technical concurrence issued by Directorate of Town and Country Planning - Revised Planning Permission issued - forwarded for further action - Reg.

REFERENCE:

1. Applicant Mrs.P.Pushpalatha, Represented by its Correspondent of Pushpalatha Educational Centre, Online Application Reference No.SWP/BPA/0306696/2024, dated:24.07.2024.
2. Technical concurrence issued by Director of Town and country Planning Proceedings Roc. No.18957/2022/Spl.Cell, dated:11.01.2023.
3. Joint Director / Member Secretary, Tirunelveli Local Planning Authority / District Town and Country Planning Office Proceedings Roc.No.1069/2022/TL D3, Dated:07.03.2023(Planning Permission No:15/ 2023).

4. Technical concurrence issued by Director of Town and country Planning Proceedings Roc. No. SWP/BPA/0306696/2024, dated:28.09.2024.
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.01, Housing and Urban Development Department, dated.05.01.2021.
8. G.O.No.18, Municipal Administration and Water Supply Department, dated.04.02.2019 .
9. G.O.No.16, Municipal Administration and Water Supply Department, dated.31.01.2020.
- 10.G.O.No.54, Housing and Urban Development Department, dated.12.03.2020.
- 11.Director of Town and Country Planning, Chennai circular Letter Roc No.7486/2009/BA2, dated.16.04.2009.
- 12.Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated.27.06.2012.
- 13.Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
- 14.Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated.14.12.2017.
- 15.Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated.05.02.2020.
- 16.Assistant District Fire officer, Fire & Rescue Service Station, Palayamkottai Tamil Nadu Fire and Rescue Services Department, No.55/2024, dated:16.04.2024.
- 17.Director of Town and Country Planning, Chennai Proceeding Roc.No.12021/2020/TCP-6, dated: 31.03.2021.
- 18.G.O.138, Housing and Urban Development Department, dated.04.06.2004.
- 19.Demand payment request Letter, dated.14.10.2024.
- 20.Applicant Mrs.P.Pushpalatha, Correspondent of Pushpalatha Educational Centre charges/fees remittance letter dated.14.10.2024.

- 21.Applicant Mrs.P.Pushpalatha, Correspondent of Pushpalatha Educational Centre affidavit letter, dated.01.10.2024.
- 22.This office letter Roc.No.99/2023/TVLD3, dated.30.10.2024 (Addressed to The Assistant Commissioner, Tirunelveli city Traffic Police).
- 23.Tirunelveli Local Planning Authority Resolution No.134 , dated.19.08.2024.

ORDER:

With reference to the 1st Cited letter, the applicant Mrs.P.Pushpalatha, Represented by its Correspondent of Pushpalatha Educational Centre has requested for the revised and proposed additional construction of institutional building in addition to the Planning permission has already been issued in the reference 3th cited for an FSI area of 22963.28sq.m with a site area of 37577.00sq.m. in Tirunelveli District, Tirunelveli Local Planning Authority, Tirunelveli City Municipal Corporation, V.M.Chatram Village, S.No.356pt, New Town survey Melapalayam ward, ward - BT, Block No - 25, T.S.No.4.

Now proposed additional FSI Area of 1827.80sq.m. Already approved, revision from already approved and proposed addition put together total FSI Area is 24791.08sq.m.

The Technical Concurrence for the above said Educational building proposal has been issued by the Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act 1971 vide 4nd cited reference and the boundary of the site has been marked as “1 to 18” and numbered as ***B.P/DTCP No:470/2024.***

On the receipt of the requisite charges vide Reference No:19th and 20th cited above, the Revised Planning Permission is issued for the above proposed site and additional School building is numbered as **P.P/B.P/TLPA No: SWP/123 /2024.**

The area statement for the proposed Revision and addition of Institutional building is as below.

Area of Site - 37577.00sq.m.

Proposed Building - Revision and addition of Institutional building

Building area details:

Sl. No.	Description	FSI area in Sq.m.	Non FSI area in Sq.m.	Total Builtup Area in Sq.m.
1.	Block – 9 – Staff & Class Room (Pushpalatha Higher Secondary School)			
	Ground Floor	1145.82	-	1145.82
	First Floor	1124.77	-	1124.77
	Second Floor	1124.37	-	1124.37
	Head Room	-	95.48	95.48
2.	Block – 14 – Auditorium and Class Rooms (Pushpalatha Vidhya Mandir)			
	Ground Floor	1286.73	-	1286.73
	First Floor	690.81	-	690.81
	Second Floor	1058.75	-	1058.75
	Third Floor	1065.46	-	1065.46
	Head Room	-	70.11	70.11
3.	Block 15 – Class Rooms (Pushpalatha Vidhya Mandir)			
	Ground Floor	2595.24	-	2595.24
	First Floor	2549.56	-	2549.56
	Second Floor	2549.56	-	2549.56
	Third Floor	432.16	-	432.16
	Head Room	-	173.48	173.48
	Total	15623.23	339.07	15962.3

Already Approved FSI Area = 22963.28sq.m.

Now Revision from already approved and proposed

Additional FSI area (Block-9,14 &15)	=	15623.23sq.m.
Already approved (Block-9,14 &15)	= (-)	13795.43sq.m.
Additional FSI Area	=	1827.80sq.m.
Total FSI area	=	24791.08sq.m.

The Revised Planning Permission is hereby issued with the following Special and General Conditions:

SPECIAL CONDITIONS:

1. The OSR (ear marked as A to E) area 3858.40sq.m., shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. **Vide Tirunelveli Local Planning Authority Resolution no: 134, Dated 19.08.2024 , A resolution is passed that before submitting the proposal to Director of Town and Country Planning, an Affidavit/ Undertaking in Rs.20/- Stamp Paper shall be obtained from the School Correspondents that the traffic arrangements for the school shall be made in such a way that the vehicles used for student transport shall be boarding and offloading the students within the campus without making any traffic jam / interruption in front of the school campus.**

Planning Permission may be issued by the Joint Director after obtaining the Affidavit/Undertaking as above and ensure the parking arrangements after site inspection / taking of photographs.

Accordingly the applicant vide reference letter no.21st cited Applicant Mrs.P.Pushpalatha, Correspondent of Pushpalatha Educational Centre Submitted undertaking/ affidavit in Rs.100/- Non Judicial Stamp Paper dated.01.10.2024 and shown five entry/ exits /gates and also produced photographs.

Further vide reference No.23, This office letter Roc.No.99/2023/TVLD3, dated.30.10.2024.The Assistant Commissioner,

Tirunelveli city Traffic Police has been addressed to ensure the above Tirunelveli Local Planning Authority Resolution for the proper traffic circulation pattern within/ adjacent to the School campus.

3. To be demolished portion shown in the site plan is to be demolished before issue of Building License by the Commissioner, Tirunelveli City Municipal Corporation.
4. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
6. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Local Bodies Act. Planning Permission is issued subject to the condition that 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.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If Any person wishes to purchase the property must individually assert ownership of the property to the applicant. Also, if any one arises

dispute or individual rights of the said property, they can settle it before the appropriate Competent Court. The Directorate of Town and Country Planning Department is not the suitable organization to decide this.

9. 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.
- 10.If any court case/dispute is pending with reference to this proposal, the Technical concurrence would be treated as Invalid.
11. It is only the responsibility of the builders to ensure the stability of the Building.

GENERAL CONDITIONS:

1. The Revised Planning Permission is valid for eight years from the date of issue period of Planning Permission will be from 04.11.2024 to 03.11.2032 (8 Years).
2. As per TNCD & BR,2019, Rule 44(1)(a)(ii)(h) & 2 Solar water heating system and solar photo voltaic panel 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. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
5. 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 and G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020.

6. Owner/Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the Revised and proposed additional institutional Building by his own expenses.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules.
9. As per G.O.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 should be used in the proposed building as per Environment and Forest Department Notification.
11. As per G.O. No. 18, Municipal Administration and Water Supply Department, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional’s details at the place of construction.
12. After issuing Final Approval, the original copy of the approved plan and the copy of the Proceedings shall be sent to the Owner and the copy of the same should be sent to the Joint Director/ Member Secretary, District Town and Country Planning Office/ Tirunelveli Local Planning Authority, Tirunelveli.
13. Building final Approval order should be obtained from The Commissioner, Tirunelveli City Municipal Corporation.
14. If any of the details given in the application for Planning 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 Commissioner, Tirunelveli City Municipal Corporation should ascertain whether there are any pending court cases against the proposed site /building before issue of final approval.

FEES DETAILS

Charges Paid Details

S. No	Fees Details	Amount
1.	Scrutiny Fees	Rs.62,147 /- dated.24.07.2024
2.	Centage Charge for Land	Rs.300/-dated.14.10.2024.
3.	Centage Charge for Building	Rs.6,300/-dated. 14.10.2024.
4.	Display Board Charges	Rs.1,500/-dated. 14.10.2024.
5.	Infrastructure and Amenities Charges	Rs.3,43,664/-dated. 14.10.2024.
6.	Security Deposit	Rs.1,71,832/-dated. 14.10.2024.
7.	Shelter Charges	Rs.1,30603/-dated. 14.10.2024.
8.	Development Charges for Land	Rs.1,50,308/-dated. 14.10.2024.
9.	Development Charges for Building	Rs. 19,410/-dated. 14.10.2024.
10.	CC Charges	Rs.20,891/-dated. 14.10.2024.

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

To

The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.

Copy To:

Tmt.P.Pushpalatha
Correspondent, Pushpalatha Educational Centre
11K , St.Thomas Road,
Palayamkottai,
Tirunelveli – 627 002.

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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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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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

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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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.

