

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/658134/2025, Dated: 18.12.2025.

Sir/Madam,

SUBJECT: School Building – Tirunelveli District - Tirunelveli Local Planning Area – Tirunelveli City Municipal Corporation – Palayamkottai ward - Ward - BR, Block – 16, T.S.No. 2/1pt, 2/10, 2/18, 3pt (V.M. Chathiram Village, Survey No: 137/1pt, 137/2pt, 138/1pt, 138/2pt, 138/3pt, 138/4pt) - V.M. Chathiram D.D. Plan No.9 - site extent of 28965.54 sq.m – Additional Construction of School building in the existing St. Antony Public School having a Total FSI Area of 11689.13 sq.m (Existing Approved FSI Area-8019.42 Sq.m + Proposed FSI Area-3669.71 Sq.m) – Planning permission issued - forwarded for further action - Reg.

REFERENCE:

1. Applicant M/s. St. Antony's Public School, Represented by its Correspondent, Online Application Reference No. SWP/BPA/ 658134/2025, dated: 23.09.2025
2. Technical concurrence issued by Director of Town and country Planning Proceedings Roc. No. SWP/BPA/000658134/2025, dated: 10.12.2025.
3. Member Secretary, Tirunelveli Local Planning Authority, Proceeding No: 145/2000, dated: 28.04.2000.
4. Technical concurrence issued by Director of Town and country Planning Proceedings Roc. No.

SWP/BPA/0007610/2023, dated:25.08.2023.
(BP/DTCP:318/2023

5. Member Secretary/Joint Director, District Town and Country Planning office proceeding order in online reference No. SWP/BP
- 6.
7. A/0007610/202 (Planning Permission No.P.P/B.P/TLPA No:SWP/86/2023, Dated:26.09.2023).
8. The Commissioner, Tirunelveli City Municipal Corporation Building License No.146/BL/2024/00098, dt.01.02.2024.
9. Member Secretary/Joint Director Tirunelveli Local Planning Authority completion Certificate Roc. No.SWP/BPA/0007610/2023, Dated.03.06.2025. (CC/TLPA No.07/2025)
- 10.G.O.No.86, Housing and Urban Development Department, dated.28.03.2012.
- 11.G.O.No.85, Housing and Urban Development Department, dated.16.05.2017.
- 12.G.O.No.01, Housing and Urban Development Department, dated.05.01.2021.
- 13.G.O.No.18, Municipal Administration and Water Supply Department, dated.04.02.2019 .
- 14.G.O.No.16, Municipal Administration and Water Supply Department, dated.31.01.2020.
- 15.G.O.No.54, Housing and Urban Development Department, dated.12.03.2020.
- 16.Director of Town and Country Planning, Chennai circular Letter Roc No.7486/2009/BA2, dated.16.04.2009.
- 17.Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
- 18.Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated.14.12.2017.
- 19.Director of Town and Country Planning, Chennai circular

Letter Roc No. 4326/2019/BA2, Dated.05.02.2020.

20. Assistant District Fire officer, Fire & Rescue Service Station, Palayamkottai Tamil Nadu Fire and Rescue Services Department, No.142/2025, dated:07.10.2025

21. G.O.138, Housing and Urban Development Department, dated.04.06.2004.

22. Demand payment request Letter, dated.12.12.2025

23. Applicant M/s. St. Antony's Public School, charges / fees remittance letter dated.15.12.2025

ORDER:

With reference to the 1st cited letter, the applicant m/s. st. antony's public school, represented by its correspondent requested for the revised and proposed additional construction of school building In Tirunelveli District, Tirunelveli Local Planning Area, Tirunelveli City Municipal Corporation, Palayamkottai Ward, Ward - BR, Block – 16, T.S.No. 2/1pt, 2/10, 2/18, 3pt (V.M. Chathiram Village, Survey No: 137/1pt, 137/2pt, 138/1pt, 138/2pt, 138/3pt, 138/4pt) - V.M. Chathiram D.D. Plan no.9 - site extent of 28965.54 sq.m, Total FSI Area of 11689.13 sq.m (Existing Approved FSI Area-8019.42Sq.m + Proposed FSI Area-3669.71sq.m).

The Technical Concurrence for the above said proposed additional Construction of school 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 2nd cited reference and the boundary of the site has been marked as “1 to 15” and numbered as ***B.P/DTCP No:616/2025***.

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/174 /2025**.

The area statement for the proposed Additional construction of School building is as below.

Area of Site - 28965.54sq.m.

Building area details:

Proposed Building details: Additional Construction of School Building

Details	Existing Approved Area in Sq.m		Proposed Area		Total Area in Sq.m		
	FSI	Non FSI	FSI	Non FSI	FSI	Non FSI	Total
Classroom Building (Existing Block-1)							
Ground Floor	1490.67	-	-	-	1490.67	-	1490.67
FirstFloor	1043.29	-	-	-	1043.29	-	1043.29
SecondFloor	961.44	-	-	-	961.44	-	961.44
Classroom Building (Existing & Proposed Block -2)							
Ground Floor	2091.06	-	1145.04	-	3236.10	-	3236.10
FirstFloor	1193.31	-	1145.04	-	2338.35	-	2338.35
SecondFloor	1193.31	-	1145.04	-	2338.35	-	2338.35
HeadRoom	-	130.55	-	66.54	-	197.09	197.09
Watchmen shed1 (Existing Block-3)							
Ground Floor	-	6.00	-	-	-	6.00	6.00
Watchmen shed2 (Existing Block-4)							
Ground Floor	-	9.00	-	-	-	9.00	9.00
Pumproom (Existing Block-5)							
Ground Floor	37.84	-	-	-	37.84	-	37.84
EB room (Existing Block-6)							
Ground Floor	8.50	-	-	-	8.50	-	8.50
Canteen Block (Proposed Block -7)							
GroundFloor	-	-	234.59	-	234.59	-	234.59
Total	8019.42	145.55	3669.71	66.54	11689.13	212.09	11901.22

Total FSI Area– **11689.13Sq.m.** (Existing–8019.42+Proposed–3669.71)

FSI Achieved– 0.403

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

SPECIAL CONDITIONS:

1. The OSR 'A to E' having an OSR area of 2900.00Sq.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 Surveyor sand 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.

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.

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.

GENERAL CONDITIONS:

1. 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.
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. Rainwater 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 municipality engineer details at the place of construction.
11. 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.
12. Building final Approval order should be obtained from The Commissioner, Tirunelveli City Municipal Corporation.

- 13.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.
- 14.Government Registered Electrical Contractor must be employed for wiring works during construction.
- 15.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.
- 16.vide reference 21th cited applicant letter, as per TNCDBR-2019 the following Fee and charges are collected as follows

S. No	Fees Details	Amount
1.	Scrutiny Fees	Rs.50,921 /- dated.23.09.2025
2.	Centage Charge for Land	Rs.300/- dated.15.12.2025.
3.	Centage Charge for Building	Rs.5,500/- dated. 15.12.2025
4.	Display Board Charges	Nil
5.	Infrastructure and Amenities Charges	Rs. 6,89,960/- dated. 15.12.2025.
6.	Security Deposit	Rs. 3,44,980/- dated. 15.12.2025.
7.	Shelter Charges	Rs. 2,40,993/-dated. 15.12.2025.
8.	Development Charges for Land	Nil
9.	Development Charges for Building	Rs. 37,370/-dated. 15.12.2025
10.	CC Charges	Rs. 40222/-dated. 15.12.2025

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:

The Correspondent,
St.Antony's Public School,
V.M.Chathiram,
Maharaja Nagar Post,
Tirunelveli District.

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.

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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
/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
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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.

