

PP

APPROVAL RECORD

Planning Permission

Tirupathur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

Rural Panchayat

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.



**TOWN AND COUNTRY PLANNING DEPARTMENT, TIRUPATHUR DISTRICT.
(TECHNICAL CLEARANCE)
TO**

okaiah B.E.,M.Tech.,
Director,
District Town and Country Planning Office,
District Collectorate Campus,
Fourth Floor, E-Block,
Tirupathur – 635 601,
Email ID: addtcp.tpnr@gmail.com
Telephone No: 04179-227844.

**The President,
Minnur Panchayat,
Madhanur Panchayat Union,
Tirupathur District.**

Online Application No: SWP/BPA/573483/2025

Dated:24.07.2025

Sub : **INSTITUTIONAL BUILDING (SCHOOL)** – Tirupathur District Town and Country Planning Office – Tirupathur District – Ambur Taluk – Madhanur Panchayat union- Minnur Village & Panchayat S.F.No.154/3B1B (pt) & 154/4A2– Site Extent of 12852.00 Sq.m – Proposed Institutional Building (School) with Ground +2 Floor Total FSI Area of 3656.60 Sq.m – Planning Permission issued – Forwarded for further action – Regarding.

Ref:

1. Applicants **Mr.M.Senthilkumar & Mr. M.Udhaya Chandar** Tirupathur, Online Application Reference No. **SWP/BPA/573483/2025** THP (Ref. ANKYNDMD) Dated:26.06.2025.
2. G.O.No.138, Housing and Urban Development Department, Dated :04.06.2004.
3. G.O.No.86, Housing and Urban Development Department Dated:28.03.2012 and G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.No.01, Housing and Urban Development Department, Dated:05.01.2021.
5. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020
6. G.O.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
7. G.O.No.01, Housing and Urban Development Department, Dated:05.01.2021.
8. Circular from the Commissioner of Town and Country Planning, Roc.No.12544/2014/CP, Dated: 04.07.2014.
9. Circular from the Commissioner of Town and Country Planning, Roc.No.19992/2011(1)/Special Cell Dated:31.05.2018.
10. Circular from the Commissioner of Town and Country Planning, Roc. No.4367/2019/PA2 Dated:05.02.2020.
11. Circular from the Director of Town and Country Planning, Roc.No.14063/2020/Special Cell Dated:13.10.2020.

12. Circular from the Director of Town and Country Planning, Roc. No.7963/2022/K1, Dated:23.04.2022.
13. Director of Town and Country Planning, Chennai Circular Letter Roc.No.21075/2009/BA1 Dated:27.06.2012.
14. Director of Town and Country Planning, Chennai Circular Letter Roc.No.12201/2017/Spl. Cell, Dated:28.09.2017.
15. Director of Town and Country Planning, Chennai Circular Letter Roc.No.14227/2017/Spl. Cell, Dated:14.12.2017.
16. District Fire Officer, and Rescue Service Department, Tirupathur PP NOC No.2074/NOC/NMSB/2025, Dated:14.05.2025.
17. Joint Director, Agricultural Department, Tirupathur District, Noc, Letter No. Mu.Mu. AA 1/2238/2025, Date.08.05.2025.
18. Demand Raised for payment Dated: 11.07.2025(Requiring Payment of Centage Fee Charge, Display Board Charges I & A Charges, CC Charges& Security Deposit Charges, Development charge)
19. Applicants **Mr.M.Senthilkumar & Mr. M.Udhaya Chandar** Letter Dated:14.07.2025 and 18.07.2025 (Payment of Centage Fee Charge, Display Board Charges, I & A Charges, CC Charges &Security Deposit Charges , Armed force flag day fund)
20. G.O.No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Development charge)
21. G.O.No.79, Housing and Urban Development [UD4(3)] Department, Dated: 04.05.2017.

Order:

An application seeking concurrence for the proposed construction of Institutional Building (School) in the land bearing S.F.Nos: 154/3B1B (pt) & 154/4A2 (site Extent – 12852.00 Sq.m) – at Minnur Village & Panchayat , Madhanur Panchayat union, Ambur Taluk at Tirupathur District, was received through online portal of this department vide reference first cited above and processed duly following the parameters and procedure laid down in the Tamilnadu Combined development Building Rules, 2019 and the building parameters were observed/assessed as detailed below;

Area of Site: 12852.00 Sq. m

FLOOR DETAILS	FSI Area (in Sq. M.)	Non-FSI Area (in Sq. M.)	Total Built up Area (in Sq. M.)	usage
Proposed Ground Floor	1338.70	18.80	1357.50	School
Proposed First Floor	1271.40	18.80	1290.20	School
Proposed Second Floor	1046.50	5.50	1052.00	School
Head Room	-	142.64	142.64	Head Room
Security Room	-	13.75	13.75	Security Room
TOTAL	3656.60	199.50	3856.10	

Total FSI Area – 3656.60 Sq. m

FSI – $3656.60/12852.00 = 0.28$

Parking Details:

Car Parking Required – 04Nos

Car Parking Provided – 41Nos

PH Car Parking Required – 02 Nos

PH Car Parking Provided – 04 Nos

Two Wheelers parking Required – 21 Nos

Two Wheelers parking Provided – 154 Nos

PH Two Wheelers parking Required – 03 Nos

PH Two Wheelers parking Provided – 06 Nos

Cycle Parking Required – 202 Nos

Cycle Parking Provided – 229 Nos

PH Cycle Parking Required-21 Nos

PH Cycle Parking Provided-21 Nos

Concurrence for the proposed construction of Institutional Building (School) is hereby conveyed by earmarking the site as" ABCDEFGHIJK" and assigning the building approval number as SWP/TIRUPATHUR/APPROVED BUILDING NO.08/2025.

SPECIAL CONDITIONS:

1. *As per Rule No.41(1)(i) of Tamilnadu Combined Development and Building Rules- 2019, The OSR Earmarked as "1 to 4" Total OSR Area 1580.00 Sq.m. Shown in the site plan should be Retained as open space Reservation only.*
2. *It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.*
3. *Conditions mentioned in the No Objection Certificates obtained from the central and State Government Departments must be followed scrupulously.*
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule made there under and does 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 Architect / Licensed Surveyor 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

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 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 applicants is being verified for the applicant's entitlement to develop in the site.
7. "The Provisions in the G.O(MS) No. 17, H&UD [UD4(3)], Department, dated:05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed.
8. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
9. After the Assistant Director, Tirupathur District Town and Country Planning Office has issued the Technical Permission, if (i) wrong information has been submitted by the petitioner to obtain the Technical permission or (ii) if the correct procedures as per law have not been followed, the Assistant Director has the right to change or cancel the Technical Clearance/Approved based on the above reasons.
10. Conditions mentioned in the No Objection Certificates obtained from the central and State Government Departments must be followed scrupulously.
11. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Director of Town and Country Planning Department has not Legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country planning Department is not the right organization to decide this.
12. As per Circular No. 05013/2015/MP dated 19.03.2015 of the Director of Urban Development the floor Area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.
13. Applicant should obtain consent from Tamil Nadu Pollution Control Board under section 25 of the water Act 1974 for discharge of sewage.
14. The Provisions in the G.O(MS) No. 17, H&UD (3), Department dated :05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed.
15. Government Exclusion at the proposed site. List of water resources. The Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition. It is informed that the approval given to them will be cancelled by the Director of Town and Country Development without any prior notice if there is any impact on the above information.
16. With the Reference 6 and 7 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follow:

- i. When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from the Assistant Director, District Town and Country Planning Office, Tirupathur District.
- ii. The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning Office, Tirupathur District.
- iii. a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC).
b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)
- iv. The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

General Conditions:

1. Solar water heating system to be provided to the proposed Additional School building. Solar photo voltaic panels 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. 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. Fire rescue equipment should be provided as per Rules.
7. Mosquito netting to be provided at OHT and well
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. 16, 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. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get consent by the TNPCB.
12. Government registered electrical Contractor must be employed for wiring works during construction.
13. Seismic Resistance procedure to be followed.

14. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
15. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by **The President, Minnur Panchayat, Tirupathur District** if the construction is done with Additional/Deviation to be approved plan before levy of the applicable Taxes.
16. The Applicants/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.
17. Setbacks should be retained as per Approval Drawing.
18. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 21th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development –
60 other Urban Development Schemes – 800
other Receipts –
AS Receipts under Land Use Conversion Charges- 227 Non-
Taxation fees -09 Collections
(IFHRMS CODE: 0217-60-800-AS 22709)

The Following fee and charges are collected as follows:

Scrutiny Charge (Offline)	:	Rs. 31,115 Rs.100	Date:27.06. 2025 Date:21.07.2025
Centage Charge for Land	:	Rs .600	Date:14.07. 2025
Centage Charge for Building	:	Rs.15,000	Date: 14.07. 2025
Infrastructure and Amenities Charges & Interest fees	:	Rs.6,95,600	Date: 14.07. 2025
CC Charges	:	Rs.42,000	Date: 14.07. 2025
Security Deposit	:	Rs. 3,47,800	Date: 14.07. 2025
Display Board Charges	:	Rs.1,500	Date: 14.07. 2025
Development Charges Building	:	Rs.19,500	Date: 14.07. 2025
Development Charges Land	:	Rs. 31,300	Date: 14.07. 2025
Shelter Fund Charges	:	Rs.7,600	Date: 14.07. 2025
Armed Force flag day Fund	:	Rs.10,000	Date: 18.07.2025
Penalty imposed and received in the TNCDBR Account No.6905756874 towards erection of building without permission and power to stop the unauthorized development as stipulated in SCHEDULE-I of TCP ACT, 1971	:	Rs.10000+5000	Date:20.07.2025

Further, the Applicant has requested to approach **The President, Minnur Panchayat, Madhanur Panchayat union, Tirupathur District** for the Final Approval of Educational Building.

The President, Minnur Panchayat, Madhanur Panchayat union, Tirupathur District is requested to give the final approval for the Institutional Building to the Applicant.

Assistant Director
District Town & Country Planning Office,
Tirupathur District.

To
The President,
Minnur Panchayat,
Ambur Taluk,
Tirupathur District

Encl:

Original Map and Condition - 2 set

Copy to:

Mr.M.Senthilkumar & Mr. M.Udhaya Chandar
OLD NO - 30/1 1ST CROSS STREET,
TEACHER COLONY KATHERPET, VANIYAMBADI,
TIRUPATHUR - 635 751

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
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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
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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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.

