PP APPROVAL RECORD

Planning Permission

Survey 496/1

Chitravuthampalayam, Dharapuram taluk

Tiruppur 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.

Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

verified.realestate

PROCEEDINGS OF THE ASSISTANT DIRECTOR
TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU. E. RAJENDRAN., B.E.,
ASSISTANT DIRECTOR

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/864310/2026

Subject

Additional Construction of Institutional Building (Higher Secondary Building) – District Town and Country Planning Office - Tiruppur District – Dharapuram Taluk – Chitravuthampalayam Village - Kavundachipudur Panchayat – S.F.No. 496/1 - Site Area: 20250.00 Sqm – Existing G.O.76 Approved Area.1734.94 Sqm – Additional FSI Area.2741.64 Sqm - Total FSI Area: 4476.58 Sqm - Technical Concurrence issued – Forwarded for further action-Reg.

Reference :

1. Application Reference No. SWP/BPA/864310/2026, received from, M/s. Lions Matric Higher Secondary School on 03.06.2026.
2. Technical Clearance issued by Commissioner of Town and country planning: Chennai vide Reference No. SWP/BPA/864310/2026 dated. 14.10.2026
3. Director of Town and Country Planning, Chennai, G.O.76 Concurrence Letter, Roc.No:24077/2022/TCP3, Dated:28.11.2022,
4. Assistant Director, Tiruppur District Town and Country Planning office letter No. 1972/2023/TD, Dated: 27.07.2023.
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, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
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/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl Cell, Dated: 14.12.2017.
16. District Officer, Fire & Rescue Services, Tiruppur District Letter, No:K.Dis No: 10517/NOC/NMSB/2026, Dated: 17.06.2026

17. Joint Director, Agriculture department, Tiruppur K.Dis. No. E2/4502/2026, Dated. 12.06.2026.

18. Fees paid details received from Applicant on 21,22,23.07.2026

****

Order:

In the reference to the 1st cited letter, the applicant, M/s. Lions Matriculation Higher Secondary School, Tiruppur, has requested approval for additional construction of the Institutional Building (Higher Secondary School) at Tiruppur District, Dharapuram Taluk and Panchayat Union, Kavundachipudur Panchayat, Chithravuthanpalayam Village, in S.F.No.496/1, measuring a total site extent of 20,156.63 Sqm. The proposal comprises additional construction with an FSI area of 2,741.64 Sqm., making a total FSI area of 4,476.58 sq.m.

In the the reference 3rd and 4th cited letter, Block-A, comprising Ground Floor, First Floor and Terrace Floor, with a total built-up area of 18,674.88 sq.ft. (1,734.94 sq.m.), was already approved in accordance with G.O.(Ms) No.76, Housing and Urban Development Department.

In the reference cited 2nd above the Commissioner of Town and country planning, Chennai issued Technical clearance for the above proposal and numbered as **B.P./DTCP No: 681/2026.** on the receipt of requisite charges vide reference 18th cited above, the boundary of the site has been marked as **"A to O"** and concurrence for the site has been issued. Technical Clearance for approval of the additional construction of the Institutional Building (Higher Secondary School) with a FSI Area: 2741.64 Sq.m, making a total FSI area of 4,476.58 Sqm in the land bearing S.F.No.496/1 to an 20156.63 Sqm to an extent in Kavundachipudur Panchayat, Chithravuthanpalayam Village, Dharapuram Taluk and Panchayat Union, Tirppur District. has been issued and numbered as **Building Approval No. BP/TCP(TD)No. 136 /2026.**

Details

Area of Site - 20156.63 Sqm

Building Details: Institutional Building (Higher Secondary School)

Block Name	Existing Approval Area in Sqm (G.O.76, H&UD, Date:14.06.2018	Non FSI Area (Sqm)		Total Area (Sqm)		
		FSI Area	Non FSI Area	FSI Area	Non FSI Area	Built up area
Block -A (Existing School Building)						
Ground Floor	855.57	-	-	855.57	-	855.57
First Floor	855.57	-	-	855.57	-	855.57
Head Room	23.80	-	-	-	-	23.80
Block-01 (Proposed Additional School Building)						
Ground Floor	-	967.96	-	967.96	-	967.96
First Floor	-	967.96	-	967.96	-	967.96
Head Room	-	-	82.87	-	82.87	82.87
Block-02 (Existing Hostel Building)						
Ground Floor	-	473.14	-	473.14	-	473.14
Head Room	-	24.26	-	24.26	-	24.26
Block-03 (Existing Hostel Tiolet Building)						

Ground Floor	-	39.10	-	39.10	-	39.10
Block-04 (Existing Hostel Toilet Building)						
Proposed Ground Floor	-	50.02	-	50.02	-	50.02
Block-05 (Existing Cycle Parking Shed)						
Ground Floor	-	55.53	-	55.53	-	55.53
Block-06 (Existing Temple)						
Ground Floor	-	41.96	-	41.96	-	41.96
Block-07 (Existing Watchman Booth)						
Ground Floor	-	-	3.68	-	3.68	3.68
Block-08 (Existing Toilet Building)						
Ground Floor	-	145.97	-	145.97	-	145.97
Total	**1734.94**	**2741.64**	**110.81**	**4476.58**	**110.81**	**4587.39**

Existing Approved FSI Area (Under G.O.No.76) **-1734.94 Sqm**

Proposed Additional FSI Area **-2741.64 Sqm**

Total FSI Area **-4476.58 Sqm**

FSI **-0.221**

The technical clearance is issued with the following General and Special Conditions: -

Special Conditions

1. The OSR (1 to 7) Area.2046.01 Sqm Shown in the site plan should be retained as open space reservation as per TNCDBR 2019 rule 41(1) Explanation (i).
2. Conditions stipulated in the NOC/License cited in the reference 16th issued by District Fire Officer, Tiruppur, Tamil Nadu Fire & Rescue Services Department is to be followed scrupulously.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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 under the Local Bodies Act. 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.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of Sewage.
7. According to the Circular No. 12544/14 / CB dated: 04.07.2014, 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 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.

8. 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.

9. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that the Development shall be structurally sound and adequate safety measures are taken during the process of construction.

9. "The Tamil Nadu Government in G. O. Ms. No. 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.

10. 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 8th 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-

227non-Taxation fees -

09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

General Conditions

1. After the technical clearance issued by Assistant Director, District Town and Country Planning Office
   1. If the details given by the applicant is found to be false(or)
   2. If the applicant fails to follow the rules and Norms,

   The competent authority concern can cancel or revise the planning permission issued.
2. Solar water heating system to be provided to the proposed institutional building. Solar photo voltaic panels 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.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18 and 16, Department of Municipal Administration and Water Supply, Dated. 04.02.2019 and 31.01.2020.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules.
9. As per Rules. GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.

10. Fly Ash bricks and Materials must be used for construction.

11. As per G.O No18 Department of Municipal Administration and Water supply Dated 04.02.2019 a display board of size 60cmx120 cm to be erected which shows site details, building details and Municipality engineer details at the place of construction.

12. In case the documents submitted for approval is found fake the planning permission issued by this office would be cancelled without intimation to the applicant.

13. If any court case is pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

14. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details:

Sl No.	Charges	Amount in Rupees	Date
1.	Scrutiny Fees	39,076/-	03.06.2026.
2.	Centage Charges for Land	300/-	16.10.2026
3.	Centage Charges for Building	5,000 /-	
4.	Infrastructure and Amenities charges	7,81,470/-	
5.	Security Deposit	3,90,735/-	
6.	Display board charges	1500 /-	
7.	Development Charges for Building	28,530/-	
8.	Development Charges for Land	60,900/-	

Assistant Director,
District Town and Country Planning Office,
Tiruppur District.

To

The Special Officer/Block Development Officer, (VP)
Kavundachipudur Panchayat,
Dharapuram Panchayat Union
Tiruppur District.

Copy To

The Correspondent
Lions Matric Hr Sec School
355 Udumalai Road
Kondarasamplayam

Chitravuthanpalayam
Dharapuram
Tiruppur-638 657

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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
+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.