PP APPROVAL RECORD

Planning Permission

Survey 338/1 and 2 more

the school building at Kodangipalayam, Palladam 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.

PROCEEDINGS OF THE ASSISTANT DIRECTOR

TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: THIRU. E. RAJENDRAN., B.E.,

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/870066/2026

Subject: **Revised Existing & Additional Construction of Institutional** Building (Higher Secondary School) – Tiruppur District – Palladam Taluk and Panchayat Union – Kodangipalayam Village and Panchayat – S.F. Nos. 338/1, 338/2 and 338/3A – Site extent of 12,534 sq.m., – Existing approved FSI area of 5,814.90 sq.m. – Revised Existing and Additional FSI area of 7,629.55 sq.m. – Technical Clearance issued – Forwarded for further action – Regarding.

Reference :

1. Online application Submitted by M/s. Adharsh Vidhyalaya Public School, by its Correspondent, Mrs.S.Selvamani, Tiruppur, Application No. SWP / BPA / 870066 / 2026, Dated:11.06.2026.
2. Member secretary (i/c), Coimbatore Local Planning Authority, letter No.5899/2016 LPA2, Planning permission No.190/அ1,அ2,&/2016 Dated:16.12.2016.
3. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/870066/2026, Technical Clearance No **B.P./DTCP No.742/2026**.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
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. District officer, Tiruppur District Fire & Rescue service department PP NOC No:11019/NOC/NMSB/2026, Date. 16.07.2026.
16. G.O.No.193, Municipal Administration and Water supply (WS-1) Department, Dated: 02.11.2026.
17. Fees paid details received from Applicant on 11.11.2026.

Order:

With reference to the 1st cited letter, the applicant, M/s. Adharsh Vidhyalaya Public School (Higher Secondary School), Tiruppur, represented by its Correspondent, has submitted an online application seeking approval for the revised existing and additional construction of the school building at Kodangipalayam Village and Panchayat, Palladam Taluk and Panchayat Union, Tiruppur District, in S.F. Nos. 338/1, 338/2 and 338/3A, measuring an extent of 12,534 sqm, It is further stated that, as per the 3 cited reference, the site boundary and Block-1, comprising Ground Floor + Two Floors and Terrace Floor, with a total built-up area of 5,941 sqm, had already been approved by the Member Secretary (i/c), Coimbatore Local Planning Authority, vide Letter No. 5899/2016/LPA2, dated 16.12.2016, along with Planning Permission No. 190/அ,அ,இ/2016. The boundary of the approved site has been demarcated and marked as "A to D" in the approved plan.

as per the 3rd cited reference the proposal for the revised existing and additional construction of the school building at the above-mentioned site was inspected by the Assistant Director, District Town and Country Planning Office, Tiruppur District. Based on the site inspection report, remarks and recommendations of the Assistant Director, the applicant's proposal was examined and considered. Accordingly, Technical Concurrence has been accorded for the above proposal under Section 47-A of the Tamil Nadu Town and Country Planning Act, 1971, vide **B.P./DTCP No.742/2026**

On the receipt of requisite charges vide reference 17th cited above, already Approved the boundary of the Site has been marked as "A to D" and revised existing and additional construction of the school building at Kodangipalayam Village and Panchayat, Palladam Taluk and Panchayat Union, Tiruppur District, in S.F. Nos. 338/1, 338/2 and 338/3A, measuring an extent of 12,534 sqm with a Revised Existing and Additional FSI area of 7,629.55 sq.m has been issued and numbered as **B.P./TCP(TD) No.146/2026.**

DETAILS: -

Area of Site - 12,534.00 Sqm

Building details:

Block Name	Revised Existing and Additional Area in Sq.mt		
	FSI area	Non FSI Area	Built up area
Block - 1 (Revised Existing School Building)			
Ground Floor	1827.70	0.00	1827.70
First Floor	1860.30	0.00	1860.30
Second Floor	1937.43	0.00	1937.43
Head room	0.00	57.70	57.70
Block - 2 (Additional School Building)			
Ground Floor	664.76	0.00	664.76
First Floor	669.68	0.00	669.68
Second Floor	669.68	0.00	669.68
Head room	0.00	32.75	32.75
Total	**7629.55**	**90.45**	**7720**

Revised Existing and Additional FSI area – 7629.55 sq.m

FSI - 0.608

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

Special Conditions

1. The OSR area measuring 1,263.36 sqm, marked as "1 to 4" in the site plan, shall be retained as Open Space Reservation (OSR), as per Rule 41(1), Explanation (i) of the Tamil Nadu Combined Development and Building Rules, 2019.
2. The provisions of the Rainwater Harvesting Guidelines for the Construction, Rejuvenation and Maintenance of Rainwater Harvesting Structures for Sustainable Water Management, issued vide G.O.(Ms.) No.193, Municipal Administration and Water Supply Department, dated 02.11.2026, shall be duly observed and implemented, wherever applicable.
3. The conditions stipulated in the Fire and Rescue Services NOC cited in the 15th reference shall be strictly complied with.
4. It is 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 Government Departments must be fulfilled scrupulously.
6. Technical Clearance 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.
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, 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.
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. 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.

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 Commercial 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 No.18 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.
15. CCTV surveillance shall be provided in all Public Purpose Buildings, wherever applicable.
16. The Government Orders, Circulars, instructions and guidelines referred to in the references cited above, as amended from time to time, shall be strictly complied with.

Fees Paid Details:

Sl.No.	Charges		Amount in Rupees	Date	Revied Amount in Rupees	Date
1.	Scrutiny Fees		-	-	22875 /-	11.06.2026
2.	Centage Charges	for land	5500 /-	07.12.2016	1500 /-	10.11.2026
		for Building			17000 /-	
3.	Infrastructure and Amenities charges		1658000 /-		517975 /-	
4.	Display board charges		-		1500 /-	

5.	Development Charges for Building	90,000		37975 /-	
6.	Development Charges for Land			18260 /-	
7.	Security Deposit Charges	-		1087988 /-	
8.	CC Charges	-		83198 /-	
9.	Shelter Charges	-	-	46350	10.11.2026

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

To

The Special Officer / Block Development Officer,
Kodangipalayam Panchayat,
Palladam Panchayat Union,
Palladam Taluk,
Tiruppur District.

Copy To

Adharsh Vidhyalaya Public School
Land Leased from K Sivalingam,
Adharsh Nagar,
Kodangipalayam,
Palladam Taluk,
Tiruppur-641662.
Mobile No.81444 88446
Mail id.arulmozhirarman.vc@gmail.com

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
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Chennai 600 097, India
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+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.