

PP

APPROVAL RECORD

Planning Permission

Tiruvannamalai 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 DISTRICT TOWN AND COUNTRY PLANNING
COMMISSION, ASSISTANT DIRECTOR, TIRUVANNAMALAI DISTRICT.**

Present: Thiru., P.Karthick Krishna., B.Plan, M.Plan.,

Application Number: SWP/BPA/ 748203/2026

Sir,

Subject : **Additional Institutional Building** — District Town and Country Planning office, Tiruvannamalai District – Tiruvannamalai District, Tiruvannamalai Taluk, Thenmathur Village, Survey nos. 6/1, 2B2pt; 7/1A, 1B, 1C, 2, 3, 4A, 4B, 5; 8/1A, 1B, 2, 3A, 3B; 12/1, 2, 3A, 3B, 4A, 4B1A, 5; 10/1A2, 1B1, 2B, 3A, 1B2, 3B, 4A, 4B, 4C: and Su-Kilnatchipattu Village Survey nos. 44/3pt, 5B; 46/1Apt, 4Bpt, 6; 47/1, 2 with a site area of 141229.20sqm (As per patta) and FSI area of 118823.76sqm has been already approved – Now additional site area has been added with already approved site area in Thenmathur village, Survey Nos. 11/2A, 3B, 3C: 12/4C – Proposed additional site area:8000.00sqm (As per patta) – Total site area 149229.20sqm (As per patta) - Additional construction FSI area of 4150.98sqm – Total already approved and proposed additional FSI area is 122974.74sqm - Granting technical clearance / permission for construction – order issued - Reg.

Reference :

1. M/s. Jeeva Educational Trust, Represented by its Chairman, Online Application Reference No.SWP/BPA/0748203/2026, Dated: 22.01.2026.
2. Director of Town and Country Planning Proceedings ROC No. SWP/BPA/748203/2026, dated:09.03.2026
3. This office letter Dated:10.03.2026 (Addressed to the Applicant for fee requested)
4. Date of receipt of payment from Applicant's Dated:18.03.2026
5. Director of Town and Country Planning, Technical Concurrence issued vide proceedings no. SWP/BPA/ 0341526 / 2024, Dated: 31.01.2025
(Technical Concurrence No.58 / 2025)
6. Assistant Director, Tiruvannamalai District Town and Country Planning, Technical approval issued vide proceedings no. SWP/BPA/0341526 / 2024, Dated: 07.02.2025.
7. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
8. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

8. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
12. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025
13. G.O. No.155, Housing and Urban Development Department, (UD4(1)), Dated: 08.10.2025.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
18. Joint Director, Agricultural Department, Tiruvannamalai Letter No. 2/1046/2026, Dated: 29.01.2026
19. Joint Director, Agricultural Department, Tiruvannamalai Letter No. E3/9184/2024, Dated: 20.09.2024
20. District Officer, Fire and Rescue Service, Tiruvannamalai District, PP NOC No. 8421/NOC/ NMSB / 2026,Dated:05.03.2026.
21. Environmental clearance letter no. SEIAA TN /F.No.9450/ EC/8(a) /884/2022, Dated:31.10.2022.
22. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.

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Order

1. With reference to the 4th cited Tiruvannamalai District, Tiruvannamalai Taluk, Thenmathur Village, Survey nos. 6/1, 2B2pt; 7/1A, 1B, 1C, 2, 3, 4A, 4B, 5; 8/1A, 1B, 2, 3A, 3B; 12/1, 2, 3A, 3B, 4A, 4B1A, 5; 10/1A2, 1B1, 2B, 3A, 1B2, 3B, 4A, 4B, 4C: and Sukilnatchipattu Village Survey nos. 44/3pt, 5B; 46/1Apt, 4Bpt, 6; 47/1, 2 with a site area of 141229.20sqm and FSI area of 118823.76sqm has been already approved.

Now additional site area has been added to the already approved site at Thenmathur

Village, Survey Nos. 11/2A, 3B, 3C: 12/4C with 8000.00sqm (As per patta) has been added and the total site area is 149229.20sqm (As per patta)

In the above site the applicant M/s.Jeeva Educational Trust, has requested for approval of additional construction of Principal Quarters, Director Quarters and Animal House building with an additional FSI area of 4150.98Sqm. Total already approved and proposed additional FSI area put together is 122974.74sqm.

With reference 2nd cited, Technical Concurrence is issued by The Director, Town and Country Planning Department dated.09.03.2026

The boundary of the site has been marked as “1 to 55”.

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 187/2026**

2. The area statement for the Proposed additional Institutional building is as below.

Area of Site – 149229.20sqm (As per Patta)

Building details: Institutional building (Polytechnic College)

BLOCK NAME	FSI area (Sqm)	Non FSI Area (Sqm)	Total Built-up Area (Sqm)
Proposed Animal House Block – Z			
Ground Floor	542.47	-	542.47
Proposed Principal Quarters - Block – A1			
Ground Floor	787.40	-	787.40
First Floor	787.40	-	787.40
Second Floor	787.40	-	787.40
Third Floor	787.40	-	787.40
Head Room	-	73.95	73.95
Sub -Total	3149.60	73.95	3223.55
Proposed Director Quarters - Block – B1			
Ground Floor	242.90	-	242.90
First Floor	216.01	-	216.01
Head Room	-	24.81	24.81
Sub Total	458.91	24.81	483.72
Total Area	4150.98	98.76	4249.74

Already Approved FSI Area = 118823.76sqm Proposed

FSI Area = 4150.98sqm Total

FSI Area = 122974.74sqm

The Technical Concurrence issued with the following General and Special Conditions: -

SpecialCondition

1. The OSR1 (earmarked as A to E) 7203.78Sqm, OSR2 (earmarked as F to K) 5559.52Sqm, OSR3 (earmarked as L to O) 1604.02Sqm, OSR4 (earmarked as P to S) 979.02Sqm total OSR area 15346.34Sqm shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 2019 Rule No.41(1)(i).
2. Conditions stipulated in the Fire NOC cited in the reference 20th issued by District Fire Officer, Tiruvannamalai, Tamil Nadu Fire and Rescue Services is to be followed scrupulously.
3. Conditions stipulated in the Environmental Clearance cited in the reference 21st issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
4. Necessary Environmental clearance is to be obtained for additional construction before issue of Technical approval by District Town and Country Planning office, Tiruvannamalai.
5. As per GO cited in the reference 12, For commercial, Industrial and Institutional buildings exceeding 300Sqm FSI area, a minimum of 10% of Car or Two Wheeler parking space shall be earmarked for Electric vehicles and shall be provided fast charging points.
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. 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 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.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10. 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.

11. 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. Solar water heating system to be provided to the proposed construction of Arts and Science college 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. 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 professional's including quality Auditor details at the place of construction.
11. G.O. No.17, Department of Housing and Urban Development Dated.05.02.2016

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

1. Scrutiny Fees Rs. 230559/- Dated.22.01.2026
2. Centage Charge Land Rs.3000/- Dated.18.03.2026
3. Centage Charge Building Rs. 28000/- Dated.18.03.2026
4. Display Board Rs.1500/- Dated.18.03.2026
5. Infrastructure and Amenities Charges Rs. 780388/-
Dated.18.03.2026
6. Security Deposit Rs. 390194/- Dated.18.03.2026
7. Construction Completion Certificate Charges Rs. 45743/-
Dated.18.03.2026
8. Shelter Charges Rs. 13674/- Dated.18.03.2026
9. Development Charges for Land Rs. 596920/- Dated.18.03.2026
10. Development Charges for Building Rs. 68000/- Dated.18.03.2026
11. Flag day Fund Rs.10000/- Dated.18.03.2026

To. The Assistant Director,
District Town and Country Planning Office,
Tiruvannamalai District.

The Commissioner,
Tiruvannamalai Corporation,
Tiruvannamalai District,
Tiruvannamalai District.

Copy To.
M/s.Jeeva Educational Trust,
Su. Kilnachipattu Village, Thenmathur
Tiruvannamalai corporation,
Tiruvannamalai Taluk,
Tiruvannamalai 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.

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Verify My Land

Every record check run on one property and returned as a single report.

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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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What you are allowed to build here: floor space, height, coverage and setbacks.

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Patta and Chitta

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EC Analyzer

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Approval check by survey

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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What the plan says can happen on this land.

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Every claim in this document traces back to a government record.

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Building plan, layout and sub-division approvals

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