

PP

APPROVAL RECORD

Planning Permission

Vellore 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

VELLORE DISTRICT

NE BUILDING PLAN APPLICATION – PLANNING PERMISSION

APPLICATION NUMBER : SWP/BPA/821432/2026

Sir/Madam,

Subject : **Institutional Building (School Building)** – Vellore District – Gudiyatham Taluk– Kondasamuthiram Village /Panchayat – S.F.Nos.179, 193/1– Site Area of 17886.59sq.m.(4.42 Acres) – Already Approved FSI Area of 5741.59 sq.m. – Now Proposed FSI Area of 3639.64 sq.m. – Total FSI Area of 9381.23 sq.m. - Technical Concurrence issued by Director of Town and Country Planning, Chennai - Forwarded for further action - Regarding

- Reference :
1. Applicant, M/s. St.Johns Matriculation & CBSE School, Online Application Reference No. SWP/BPA/821432/2026, Dated: 10.04.2026.
 2. The Deputy Director / Joint Director(I/C), Vellore District Town and Country Planning Office, Inspection Report of Online Application No. SWP/BPA/821432/2026, Dated:21.04.2026.
 3. The Joint Director (I/C), District Town and Country Planning office, Vellore District, Regularized Under G.O. No.76, vide Roc.No.4588/2018/VD3, Approval No.22(R)/2022, Dated:26.08.2022.
 4. The Deputy Director / Joint Director(I/C), District Town and Country Planning office, Vellore District, Regularized Under G.O.76, vide Roc.No.1380/2025/VD3, Approval No.01(R)/2026, Dated:25.03.2026.
 5. Proceedings of Director of Town and Country Planning, Chennai, Roc.No. SWP/BPA/821432/2026, dated: 21.05.2026
 6. G.O. No.76,Housing and Urban Development Department, Dated:14.06.2018
 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
 9. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
 10. G.O. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 11. G.O. No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

12. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
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. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
19. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024
20. G.O. No.155, Housing and Urban Development Department, Dated: 08.10.2025
21. District officer, Fire and Rescue service Department, Vellore District, PP NOC.No.9485/NOC/NMSB/2026, Dated:24.04.2026.
22. Demand payment Request letter dated 22.05.2026.
23. Applicant, M/s. St.Johns Matriculation & CBSE School, Vellore District, Demand Remittance dated 05.06.2026.

ORDER :

With reference to the 1st Cited letter, the Applicant M/s.St.Johns Matriculation & CBSE School has requested for the approval of Additional construction of School building in addition to the Regularised school building Under G.O.76, has already been issued in the reference 3rd and 4th cited for FSI area of 5741.59 Sq.M in site S.No.179,193 of Kondasamuthiram village, Gudiytham Taluk, Vellore District. Now additional construction of School building at S.Nos. 179, 193/1 in Kondasamuthiram Village, Gudiyatham Taluk, Vellore District, Proposed Site area- 17886.59 sq.m and additional building FSI Area – 3639.64 sq.m and Total FSI Area of 9381.23 Sq.m. The Additional Institutional Building has been verified, inspected and forwarded to Director of Town and Country Planning.

In continuation to that, with reference to the letter 5th cited, The Technical Concurrence has been issued for the above proposal by the Director of Town and Country Planning Chennai and The Boundary of the site has been marked as "1 to 27" and the Technical Concurrence was issued under section 47A of Town and Country Planning Act 1971, for the above proposal and numbered as **B.P/DTCP No: 404/2026**.

The area statement for the proposed additional School building is as below.

Area of Site (As per Lease Document) – 17886.59sq.m.(4.42 Acres)

Building details: Additional Construction of Institutional Building

Block/Floor Name	FSI in sq.m.	Non-FSI in sq.m.	Total Build Up Area
Staff Room – Block 1			
Ground Floor	266.44	-	266.44
First Floor	257.34	-	257.34
Head Room	-	23.18	23.18
CBSE School – Block 2			
Ground Floor	768.33	-	768.33
First Floor	782.51	-	782.51
Second Floor	782.51	-	782.51
Third Floor	782.51	-	782.51
Head Room	-	66.58	66.58
Total	3639.64	89.76	3729.40

Already Approved FSI Area = 5741.59 sq.mt (Regularization Under G.O.76)

Proposed Additional FSI area = 3639.64 sq.mt

Total FSI Area = 9381.23 Sq.mt

With the above mentioned area, for the Proposed Additional Institutional Building Planning permission is hereby issued with the following Special and General Conditions. Proposed Additional Institutional Building Plan Numbered **B.P / DTCP (VLR) NO. 09/ 2026**.

SPECIAL CONDITIONS:

1. The OSR-1 Area 913.34 Sq.m. (Earmarked A to I) and OSR-2 Area 1015.33 Sq.m. (Earmarked J to R) Total OSR Area 1928.67 Sq.m. is 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 Fire NOC cited in the reference 16 issued by station officer, is to be followed scrupulously
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 of Tamil Nadu combined development and building rules, 2019. 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 as prescribed TNCD&BR, 2019.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.
8. The provisions in the G.O.(Ms) No.17, Housing and Urban Development Department (UD4(3)), Dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
9. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of Non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval.
10. With the Reference 4 and 5 mentioned Government Orders and Reference No 13 mentioned Circular the following conditions to be follow :
 - a. 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 Joint Director, District Town and Country Planning Office, Vellore District.

- b. 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 Joint Director, District Town and Country Planning Office, Vellore District.
 - c. 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).
 - d. 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)
 - e. 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.
 - f. 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.
11. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
12. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.
13. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
14. As per Tamil Nadu Combined Development Building Rules – 2019 Rule No.68 (2). – In granting of building permit for any development the Executive Authority may wherever it is appropriate, make adequate provision for the preservation or planting of trees, as may be specified.

On all streets exceeding 7.2 meters in width, shade trees shall be planted not more than 9.00 meters in succession and within 1.00 meters of the road boundary and the Land Owner developer should plant a tree for every 600 Sq.ft of the plot area which be monitored by the concern Local Body.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the additional proposed 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. 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 shall 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. Shade trees should be planted around the proposed building site.
12. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
13. Solar water heating system to be provided to the proposed building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area.
14. Government registered electrical Contractor must be employed for wiring works during construction.
15. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by **The Panchayat President, Kondasamuthiram Panchayat** 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.

The following fee and charges are collected as follows:

Scrutiny Charge	Rs. 36256	Dated: 10.04.2026.
CC Charges	Rs. 40254	Dated: 04.06.2026.
Security Deposit Charges	Rs. 342160	Dated: 04.06.2026.
Display Board Charges	Rs. 1500	Dated: 04.06.2026.
Development Charges for Building	Rs. 59840	Dated: 04.06.2026.
Development Charges for Land	Rs. 71560	Dated: 04.06.2026.
Centage Charge for Land	Rs. 600	Dated: 04.06.2026.
Centage Charge for Building	Rs. 10000	Dated: 04.06.2026.
Infrastructure and Amenities Charges	Rs. 684320	Dated: 04.06.2026.
Shelter Charges	Rs. 24128	Dated: 04.06.2026.
Flag Day Fund	Rs. 25000	Dated: 05.06.2026

Further, the Applicant has requested to approach **The President, Kondasamuthiram Panchayat, Kondamuthiram Panchayat union** for the Final Approval of Institutional building.

The President, Kondasamuthiram Panchayat, Kondamuthiram Panchayat union is requested to give the final approval for the Institutional building to the Applicant. And it is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

**Deputy Director / Joint Director(I/C),
District Town & Country Planning Office,
Vellore District.**

To,

**The President,
Kondasamuthiram Panchayat,
Kondasamuthiram Panchayat Union,
Gudiyatham Taluk,
Vellore District.**

Copy to :

M/s.St.Johns Matriculation & CBSE School,

Sathya Nagar, Katpadi Road,

Gudiyatham Village,

Gudiyatham Taluk,

Vellore District – 633 602.



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
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The LandLens
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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

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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.

