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APPROVAL RECORD

Planning Permission

Vilupuram 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

VILLUPURAM DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Thiru. S.Sivakumar , B.E.,

Online Building - Plan Permission

Online File No: SWP/BPA/420755/2024

To:-

The Panchayat president,
Thiruvamathur panchayat,
Koliyanur Panchayat Union,
Villupuram Taluk,
Villupuram District.

Sir,

Subject : **School Building**– Directorate of Town and Country planning- Chennai – 107 Villupuram District– Vikravandi Taluk - Koliyanur Panchayat Union - Thiruvamathur village of S.F.Nos:193/3B & 210/1C1 with an extent of 16435.00 sq.m – FSI Area of 2577.62sq.m – Sri Jayeandra Saraswathy Vidhyaalayaa Diamond Jubilee Matric Higher Secondary School - Technical Concurrence issued - forwarded for further action - Reg.

Reference : 1. M/s. Sri Jayeandra Saraswathy Vidhyaalayaa diamond jubilee Matric higher secondary school, Online Application Reference No. SWP/BPA/420755/2024 Dated:17.12.2024(Online Building Scrutiny reference No. DBAJTSN5).

2. Directorate Of Town and Country Planning Chennai , Technical Concurrence issued on Dated : 23.02.2026.

3. G.O(Ms).No.86, Housing and Urban Development Department, Dated: 28.03.2012.

4. G.O(Ms).No.133, Housing and Urban Development Department, Dated: 28.10.2015.

5. G.O(Ms).No.85, Housing and Urban Development Department, Dated: 16.05.2017

6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021

7. G.O.(Ms)No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 &G.O.(Ms)16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.

9. G.O.(Ms)No.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. G.O.(Ms.)No.76 Housing and urban Development [UD4(3)] Department, Dated : 14.06.2018.
11. G.O.(3D)No.64 Housing and urban Development [UD5(1)] Department, Dated :28.11.2024.
12. G.O.Ms.No.173 Housing and urban Development [UD5(1)] Department, Dated : 16.11.2025.
13. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Commissioner of Town and Country Planning, Chennai (Circular)
14. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Commissioner of Town and Country Planning, Chennai (Circular)
15. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
16. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
17. District officer, Villupuram District Fire & Rescue service department த.இ.சா.எண். 25/2024 ,Date.16.11.2024.
18. Demand Payment Request Letter Dated. 24.02.2026.
19. M/s. Sri Jayeandra Saraswathy Vidhyaalayaa diamond jubilee Matric higher secondary school Dated: 13.03.2026.((Payment of Centage Fee,Infrastructure and Amenities Charges, Display Board and Shelter Fund charges).

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Additional school building at Villupuram District, Vikravandi Taluk, Koliyanur Panchayat Union, Thiruvamathur village of S.F.Nos: 193/3B & 210/1C1 having an site extent of 16435.00 sq.m. In this site School Building were constructed before 01.01.2011 and regularized as per G.O.(Ms.)No.76 Housing and urban Development [UD4(3)] Department, Dated : 14.06.2018 vide District office letter 18 cited above with an area of school building is 4371.08 Sq.m. The site has been boundaried as "AtoN" and site approval is issued and the Technical Concurrence for the proposed construction of built up area as follows

Proposal Details

Area of Site - 16435.00 Sqm

Area Statement

Proposed Building details

S. No	Description	FSI Area(Sqm)	Non FSI Area (Sqm)	Total Buildup Area (Sqm)
1.	Ground Floor (staircase only)	138.01	-	138.01
2.	First floor (staircase only)	138.01	-	138.01
3.	Second Floor	2301.60	-	2301.60
4.	Terrace Floor Head room	-	120.34	120.34
5.	LiftMachine Room		7.04	7.04
	Total	2577.62	127.38	2705.00

Total FSI Area = (G.o.76 Approved Existing Area + Proposed Area)

$$4371.08 \text{ sq.m} + 2577.62 \text{ sq.m} = 6948.70 \text{ sq.m}$$

FSI -0.42

OSR Area – 1661.15 Sq.m (10.11%) provided.

Assistant Director, Villupuram District to issue building approval U/S 47 of Tamil Nadu Town and Country Planning Act 1971. The Technical Concurrence issued and building drawings numbered as **B.P/DTCP No: 131/2026.**

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

Special Conditions

1. As per G.o.(3D).No.64, Housing and Urban Development Department, Dated: 28.11.2024. To Ensure the compound wall along the side abutting the channel to height of 10 feet without any gate opening on that Channel side. No access shall be provided for school from the National Highway side before issue of Planning Permission.
2. The boundary of the OSR has been marked as " 1 to 4 " in site plan As per TNCDB & Rule 2019 Rule.No.41(1)(i) The gifting of the reservation of land for community recreational purposes in respect of Institutional Developments to the Local Body is not required. However, the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
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. 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, Patta, gift deed, & Power of Attorney 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.

General Conditions

1. Solar water heating system to be provided to the 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. The Open Space shown in the drawing should be left as it is.
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 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 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 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.(Ms)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.
12. Reference 17st cited letter, Fire NOC conditions should be followed

Fees Paid Details

1. Scrutiny Fees	-	Rs.43745/-	Dated:17.12.2024
2. Centage Charges for Land	-	Rs. 600/-	Dated:13.03.2026
3. Centage Charges for Building	-	Rs. 4000/-	Dated:13.03.2026
4. Infrastructure and Amenities Charges	-	Rs. 484664/-	Dated:13.03.2026
5. CC Charges	-	Rs. 29114/-	Dated:13.03.2026
6. Security Deposit	-	Rs. 242332/-	Dated:13.03.2026
7. Display Board Charges	-	Rs. 1500/-	Dated: 13.03.2026
8. Shelter Charges(Offline)	-	Rs. 55000/-	Dated: 13.03.2026
9. Development charges for Building	-	Rs. 27050./-	Dated: 13.03.2026
10. Development charges for land	-	Rs. 65740/-	Dated: 13.03.2026

Copy

1. M/s. Sri Jayeandra Saraswathy Vidhyaalayaa
diamond jubilee Matric higher secondary school,
Thiruvamathur Village,
Vikravandi Taluk,
Villupuram 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.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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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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Build Scope

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

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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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The registers themselves, read for you.

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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

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