

PP

APPROVAL RECORD

Planning Permission

Virudhunagar 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 DEPUTY DIRECTOR

VIRUDHUNAGAR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : Mrs.R.Reyshma B.E,M.Plan(Urban Planning)

Online Building Plan Application – Technical Approval

Application Number : SWP/BPA/511599/2025

Date:02.04.2026

Sir,

Subject: Additional Institutional Building-District Town and Country planning Office - Virudhunagar District/Taluk, – Amathur Village, S.F.Nos.158/2, 160, 161, 162/1, 2, 163/1, 2, 165/1A, 2, 166/2, 167/1, 2, 168, 169, 170/1A, 1B, 2 171, 172/2A, 173, 179/1, 2, 180/1, 2, 181, 183/2, 285A/1, 2, 3, 286A/1, 2, 3, 288A/1, 2 with a Site Area of 164786.62sq.m (As per approved drawing)164750.00Sqm (As per Patta) - FSI Area of 50210.18sq.m has been already approved - Now removed S.F.Nos. 179/1 and 179/2 from the existing approved site and revised site area of 156250.00Sq.m (as per patta). Proposed additional FSI Area of 15084.45sq.m – Total Already approved and proposed FSI Area put together is 65294.63sq.m - Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Technical Approval Issued - forwarded for further action - Reg.

- Reference:**
1. Applicant. M/S. Panjurajan Amaravathy Trust, represented by its Managing Trustee Mr.P.Panjurajan, Online Application Reference No. SWP/BPA/511599/2025, Dated:15.05.2025.
 2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 13.03.2026 (BP/DTCP No.205/2026).
 3. Assistant Director, Virudhunagar District Town and Country Planning Office, Inspection Report of Online Application No. SWP/BPA/0511599/2025, dated: 19.05.2025
 4. Director of Town and Country Planning, Proceedings Roc No.21845/2016/Splcell, Dated:21.03.2017. (Technical Concurrence No.69/2017)
 5. Assistant Director/Deputy Director (i/c), Madurai Region, Proceedings Roc No.2550/2016,MR4, Dated:06.02.2018.
 6. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 7. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 8. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 9. G.O.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.54 Housing and Urban Development Department, Dated: 12.03.2020

12. G.O.No.79, Housing and Urban Development Department, Dated:04.05.2017.
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. 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 Department, Virudhunagar District, PP NOC No.0774/NOC/NMSB/2025, Dated: 24.03.2025. (Token ID:270965, Dated: 18.03.2025)
17. District Officer, Fire & Rescue Services Department, Virudhunagar District, PP NOC No.0774/NOC/NMSB/2025, Dated: 24.03.2025. (Token ID:270965, Dated: 18.03.2025)
18. District Officer, Fire & Rescue Services Department, Virudhunagar District, PP NOC No.0774/NOC/NMSB/2025, Dated: 30.03.2025. (Token ID:270965, Dated: 18.03.2025) (Revised)
19. Demand payment Request Letter, Dated:16.03.2026
20. Applicant. M/S. Panjurajan Amaravathy Trust, represented by its Managing Trustee Mr.P.Panjurajan, demand remittance letter dated: 17.03.2026 and 18.03.2026.

Fees Details

Sl. No.	Description	Payment details for this Approval		
		Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	280335.00	15.05.2025	---
2.	CC Charges	164674.00	18.03.2026	---
3.	Security Deposit	1419400.00		
4.	Display Board Charges	1500.00		
5.	Development Charges for Building	22950.00		
6.	Development Charges for Land	234450.00		
7.	Centage Charge for Building	35500.00	17.03.2026	20260317015593
8.	Centage Charge for Land	10500.00		
9.	Infrastructure and Amenities Charge	2838800.00		
10.	Shelter Fees	10890.00	17.03.2026	20260317015072
11.	Premium FSI Charges			

Note: Existing Payment Paid details- in Approval File No. 2550/2016,MR4

ORDER

With reference to the 5th Cited letter, Virudhunagar District / Taluk, Amathur Village, S.F.Nos.158/2, 160, 161, 162/1, 2, 163/1, 2, 165/1A, 2, 166/2, 167/1, 2, 168, 169, 170/1A, 1B, 2 171, 172/2A, 173, 179/1, 2, 180/1, 2, 181, 183/2, 285A/1, 2, 3, 286A/1, 2, 3, 288A/1,2 in a Site Area of 164786.62sqm (As per approved drawing) 164750.00Sqm (As per Patta) with a FSI Area of 50210.18sqm has been already approved.

Now removed S.F.Nos.179/1 and 179/2 from the existing approved site and revised site area of 156250.00Sq.m (As per Patta).

In the above already approved site, the applicant M/s.Panjurajan Amaravathy Trust, represented by its Managing Trustee Mr.P.Panjurajan has requested for the proposed additional construction approval of Institutional building with an FSI area of 15084.45sq.m. Already approved and proposed FSI area put together is 65294.63sq.m.

The site has been marked as “1 to 50” and issued concurrence for by the Director, Directorate of Town and Country Planning Department, for above mentioned proposal, vide reference 2. And the Building Plan has been numbered as **B.P/DTCP No. 205/2026.**

With reference to the letter 19 cited, Demand was issued to the applicant 16.03.2026. Applicant remitted the required fees and submitted remittance letter to the office on 17.03.2026 and 18.03.2026 through online.

Hence, the Technical Approval is issued with below conditions for this proposal and numbered as **SWP/DTCP/VNR No: 19/2026.**

The area statement for the Proposed additional Institutional building Area of Site – 156250.00sqm (As per Patta)

Building details: Proposed Additional Institutional building area statement in Sqm

Block Name	Floor Name	FSI area in sq.m.	Non - FSI area in sq.m.	Deduction / OTS Area in Sq.m	Total Built up Area In sq.m
1	Proposed First Year Block-M				
	Ground floor	3300.55	-	116.98	3300.55
	First floor	3081.70	-	335.83	3081.70
	Second Floor	3300.55	-	116.98	3300.55
	Third Floor	3300.55	-	116.98	3300.55
	Terrace Floor	-	106.75	-	106.75
2	Proposed Workshop Block-N				
	Ground floor	1050.55	-	-	1050.55
	First floor	1050.55	-	-	1050.55
	Terrace Floor	-	63.43	-	63.43
	TOTAL	15084.45	170.18	686.77	15254.63

Already approved FSI Area : 50210.18Sqm

Proposed Additional FSI Area : 15084.45Sqm

Already approved and Proposed additional FSI Area : 65294.63Sqm

The Technical Approval issued with the following Special and General Conditions:

Special Conditions

1. The OSR area (earmarked as A to M) 18303.11sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).

2. Necessary Environmental Clearance is to be obtained before issue of building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
3. Conditions stipulated in the Fire NOC cited in the reference 18 th issued by District Fire officer, Virudhunagar, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Technical Approval 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. Technical Approval 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 Approval and Technical Approval. 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. According to G.O No 18 Department of Municipal Administration and Water Supply, Dated- 04-02-2019 Construction continuation certificate should be obtained from this office for the Technical Approval approved building at the time of Plinth Level itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11, the permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
 - a. Title or ownership of the site or building
 - b. Easement Rights
 - c. Structural Reports, Structural Drawing and Structural aspects.

- d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- e. Workmanship, soundness of structure and materials used
- f. Quality of building services and amenities the construction of building
- g. other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This Technical Approval issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal with in Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Technical Approval issued by Member Secretary Virudhunagar Local Planning Authority
 - a. 1.If the details given by the applicant is found to be false (or)
 - b. 2. If the applicant fails to follow the rules and Norms, the Member Secretary
 - c. concern can cancel or revise the Technical Approval issued.
4. 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.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per GO 16 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.
13. In case the documents submitted for approval found fake the Technical Approval would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Technical Approval would be treated as INVALID.

15. The Applicant / 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.
16. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Special Officer/ Block development officer, Amathur Panchayat if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

(e-signed)

Deputy Director

District Town and Country Planning Office

Virudhunagar District

To

Special Officer/ Block development officer,
Amathur Panchayat
Virudhunagar Panchayat Union,
Virudhunagar District.

Copy to:

M/s.PANJURAJAN AMARAVATHY TRUST",
Mr. P.PANJURAJAN, Door No.53,
Kamarajapuram, Thiruthangal Third Stage Municipal Town,
Sivakasi Taluk, Virudhunagar-626123

TRUTH ALONE TRIUMPHS

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.

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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
/services



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

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Verified RealEstate
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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.

