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.

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PROCEEDINGS OF THE DEPUTY DIRECTOR

]NAGAR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

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

Online Building Plan Application – Technical Approval

umber : SWP/BPA/0819419/2026 **Date:05.10.2026**

Sir/Madam,

Subject: School Building Building-District Town and Country planning Office - Virudhunagar District, Aruppukottai Taluk, Villipathiri Village in S.F.Nos:87/4A, 87/4B, 87/5, 87/6A, 87/6B1, 88/4A1, 140/1A, 140/4A, 24/4A1B, 24/4A2, 24/4A3, 24/4A4, 24/2A1B, 24/2A1C, 24/2A1D, 24/5 with a Site Area of 33351.00Sqm (As Per Patta) – FSI Area of 19444.71sqm - Technical Approval Issued - forwarded for further action - Reg.

Reference:

1. Applicant. M/s.RJ Mantra English School and M/s.VVV and Sons Edible Oils Ltd,Online Application Reference No.SWP/BPA/0819419/2026, Dated:01.04.2026..
2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 15.09.2026 (BP/DTCP No.606/2026).
3. DeputyDirector, District Town and Country Planning Office,Virudhunagar District Inspection Report of Online Application No.SWP/BPA/0819419/2026, Dated:01.04.2026.
4. Appeal Committee Meeting held on 28.10.2025.
5. G.O.Ms.No.(3D) No.24, Housing and Urban Development (UD5(1)) Department, Dated: 16.02.2026..
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, Chenni circular Letter Roc No.14227/2017/Spl.Cell, Dated:14.12.2017.
16. G.O.No.171, Housing and Urban Development Department, Dated: 30.10.2025.

17. District Officer,Tamil Nadu Fire and Rescue Services Department, Virudhunagar District PPNOC.No.9566 /NOC/ NMSB / 2026, Dated: 28.04.2026 &11.05.2026 (Token ID:387393)
18. Joint Director, Agriculture Department, Virudhunagar District NOC LetterNo.A3/6497/2026, dated: 25.05.2026.
19. Demand payment Request Letter, Dated:21.09.2026
20. Applicant. M/S. RJ MANTRA ENGLISH SCHOOL AND VVV AND SONS EDIBLE OILS LTD, represented, demand remittance letter dated: 25.09.2026.

Fees Details

Sl. No.	Description	Payment details for this Approval		
		Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	92111.00	01.04.2026	---
2.	CC Charges	214722.00	25.09.2026	---
3.	Security Deposit	1828300.00		
4.	Display Board Charges	1500.00		
5.	Development Charges for Building	29925.00		
6.	Development Charges for Land	50100.00		
7.	Centage Charge for Building	36500.00	28.09.2026	20260925013783
8.	Centage Charge for Land	6000.00		
9.	Infrastructure and Amenities Charge	3656600.00		
10.	Shelter Fees	266490.00	25.09.2026	20260925014852

ORDER

With reference to the 1st Cited letter, the applicant M/s.RJ Mantra English School and M/s.VVV and Sons Edible Oils Ltd has requested for the approval of the School Building at Virudhunagar District, Aruppukottai Taluk, Villipathiri Village in S.F. Nos:87/4A, 87/4B, 87/5, 87/6A, 87/6B1, 88/4A1, 140/1A, 140/4A, 24/4A1B, 24/4A2, 24/4A3, 24/4A4, 24/2A1B, 24/2A1C, 24/2A1D, 24/5 with a Site Area of 33351.00Sqm (As Per Patta) and FSI Area of 19444.71sqm.

As per the Appeal Committee G.O cited in the reference 5th, It is decided that "The Committee discussed the subject in detail and noted that there is no further scope for reducing the setback violation in the western side as two public roads exist along the boundary of the site on the western side and southern side. Therefore, the Committee recommended to allow the appeal by relaxing rule 37 (1) (D) (ii) and (iii) of Tamil Nadu Combined Development and Building Rules, 2019 relating to side setback and rear setback respectively".

The site has been marked as "A to U" 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. 606/2026.**

With reference to the letter 19 cited, Demand was issued to the applicant 21.09.2026. Applicant remitted the required fees and submitted remittance letter to the office on 25.09.2026 and 28.09.2026 through online.

Hence, the Technical Approval is issued with below conditions for this proposal and numbered as **SWP/DTCP/VNR No: 45/2026.**

The area statement for the School Building is as below.

Total Area of the Site - 33395.59Sqm (As per document)

Total Area of the Site - 33351.00Sqm (As Per Patta)

Building details: School Building Area Statement in Sqm

Description	FSI Area in Sqm	NON FSI Area in Sqm	Total Builtup Area in Sqm
School Building (Block-1)			
Ground floor	3944.42	-	3944.42
First floor	3891.39	-	3891.39
Second Floor	3891.39	-	3891.39
Terrace Floor	-	351.29	351.29
Auditorium (Block-2)			
Lower Ground floor	335.18	-	335.18
Upper Ground floor	2821.00	-	2821.00
First floor	229.71	-	229.71
Second Floor	154.53	-	154.53
Swimming Pool (BLOCK 3)			
Ground Floor	907.93	-	907.93
School Building (Block-4)			
Ground Floor	1634.58	-	1634.58
First Floor	1634.58	-	1634.58
Terrace Floor	-	96.33	96.33
TOTAL	**19444.71**	**447.62**	**19892.33**

Total FSI Area: 19444.71Sqm

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

Special Conditions

1. The OSR area earmarked as “1 to 5” 3353.06Sqmshown in the site plan should be retained as Open Space Reservation as per TNCDBR 2019, Rule No.41(1)(i).
2. As per GO cited in the reference 15thCommercial, Industrial and Institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car and two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
3. Conditions stipulated in the NOC cited in the reference 16th issued by District Fire Officer, Virudhunagar District, Tamil Nadu Fire and Rescue Services Department 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. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously
6. 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.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. The Commissionerate 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 Commissionerate 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. 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.
11. The concerned local authority, prior to granting final approval, shall collect the Land Use Conversion Charge at the rate of 3% of the Guide line value fixed under Section 47-AA of the Indian Stamp Act, 1899, (Central Act 2 of 1899) along with a non refundable scrutiny fee Rs.1000/- (Rupees One Thousand Only) per plot and remit the amount into the Government Head of Account.
12. 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 Coimbatore 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)

Member Secretary /Joint Director (FAC)
Coimbatore local Planning Authority
Coimbatore District

To

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

Copy to:

M/s.RJ Mantra English School and M/s.VVV and Sons Edible Oils Ltd,
51/3,Rosalpatti Rod,
Virudhunagar

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

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

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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.