



By RPAD

From:
Thiru. B.Ganesan, I.A.S.,
Director of Town and Country
Planning,
CMDA office Complex,
E & C Market Road,
Koyambedu, Chennai – 107.

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

Roc.No.20307/2023/TCP12, Dated:06.01.2026.

Sir,

Sub: Buildings – Regularisation of building of educational institutions – under G.O 76, Housing and Urban Development Department Dated: 14.06.2018 – M/s. Mass Polytechnic College, Mass College of Education, Mass College of Arts & Science – S.F.No. 1/1B, 1/2, 2/2A, 23/1, 24/1, 24/3A, 24/3B, 25/1, 26/2, 26/3A, 26/3B, 26/4, 28/2, 28/4, 29/1B, 29/3B, 29/6, 29/10B, 29/11B, 485/3, 486/3, 486/5, 486/7– Semmangudi Village - Kallapuliur Panchayat - Kumbakonam Taluk - Thanjavur District – Revised Concurrence issued-reg.

- Ref:
1. G.O.No.76, Housing and Urban Development Department, Dated 14.06.2018.
 2. Applicant M/s. Mass Polytechnic College, Online application No.20210110204097888 dated.04.04.2021, M/s. Mass College of Education, Online application No.20210110204098106, dated.04.04.2021, M/s. Mass College of Arts & Science, Online application No.20210110204098077, dated.04.04.2021.
 3. Letter No.15257/UD4/2022-1,dated:26.09.2022 from the Deputy Secretary to the Government, Housing and Urban Development Department.
 4. Proceeding of the Director of Town and Country Planning, Chennai, Roc.No.20403/2022/TCP4, dated:28.09.2022.
 5. Committee Hearing No.13, Dated:04.08.2023.
 6. Committee Hearing No.10, Dated:04.08.2023.
 7. Committee Hearing No.12, Dated:04.08.2023.

8. Assistant Director, Thanjavur District Town and Country Planning office inspection report Roc.No.1465/2023/TD2, dated:06.05.2024.
9. Assistant Director, Thanjavur District Town and Country Planning office inspection report Roc.No.1466/2023/TD2, dated:06.05.2024.
10. Assistant Director, Thanjavur District Town and Country Planning office inspection report Roc.No.1467/2023/TD2, dated:06.05.2024.
11. Director of Town and Country Planning, Chennai letter Roc.No.20307/2023/TCP12 Dated:24.12.2025
12. Applicant Mass Group of Institution Chennai Salai, Kumbakonam letter Dated:05.01.2026.

1. In the reference 1st cited, Government issued orders for regularisation of buildings of educational Institutions constructed in Non Plan areas prior to 01.01.2011 by applying through online and with documents such as
 - a) Proof of the institution functioning and building being in use / existence prior to 01.01.2011 (Approval order copy of All India Council of Technical Education / All India Council of Medical Education / Panchayat / Department of School Education / Department of Higher Education / Electricity bill payment
 - b) No objection of the Fire Safety and Rescue Services department
 - c) Ownership document copy duly self-attested
 - d) Certificate of the licensed surveyor and structural engineer/architect certifying that the building plans prepared and furnished are as per the site conditions and for the total floor area and FSI area of the buildings.
2. In the reference 2nd cited, the M/s. Mass Polytechnic College, S.F.No. 1/1B, 1/2, 2/2A, 23/1, 24/1, 24/3A, 24/3B, 25/1, 26/2, 26/3A, 26/3B, 26/4, 28/2, 28/4, 29/1B, 29/3B, 29/6, 29/10B, 29/11B, 485/3, 486/3, 486/5, 486/7 Semmangudi Village, Kallapuliyur Panchayat, Kumbakonam Taluk, Thanjavur District applied through online application No. 20210110204097888 and paid Rs.10,000/-vide E-receipt dated:04.04.2021 and paid Rs. 7,02,500/- vide e-challan dated.09.02.2024. M/s. Mass College of Education online application No. 20210110204098106 and paid Rs.10,000/-vide E-receipt dated:04.04.2021 and paid Rs. 2,70,000/- vide e-challan

dated.09.02.2024. M/s. Mass Arts and Science College application No. 20210110204098077 and paid Rs.10,000/-vide E-receipt dated:04.04.2021 and paid Rs. 4,16,500/- vide e-challan dated.09.02.2024.

3. In the reference 3rd cited, the Government have instructed to constitute a committee to call for records from the willing applicants, examine the records and pass appropriate orders in consonants with the Government Order No.76, Housing and Urban Development Department dated: 14.06.2018.
4. In the reference 4th cited, committee was constituted under the Chairmanship of an officer in the cadre of Joint Director with 4 other members.
5. In the reference 5th,6th & 7th cited, the applicant appeared before the committee on 04.08.2023 and produced necessary documents.
6. In the reference 8th,9th & 10th cited, The Assistant Director, Thanjavur District inspected the building on 29.11.2023 and recommended that the M/s. Mass Polytechnic College, M/s. Mass College of Education, M/s. Mass College of Arts and Science S.F.No. 1/1B, 1/2, 2/2A, 23/1, 24/1, 24/3A, 24/3B, 25/1, 26/2, 26/3A, 26/3B, 26/4, 28/2, 28/4, 29/1B, 29/3B, 29/6, 29/10B, 29/11B, 485/3, 486/3, 486/5, 486/7 Semmangudi Village, Kallapuliyur Panchayat, Kumbakonam Taluk, Thanjavur District has constructed 5 blocks and the details are as follows:

Block Details	Ground Floor (Sq.m)	First Floor (Sq.m)	Second Floor (Sq.m)	Third Floor (Sq.m)	Head Room (Sq.m)	Total (Sq.m)
Block-2 Polytechnic Building	975.84	975.84	975.84	975.84	58.38	3961.74
Block-3 Workshop RCC Roof	1040.89	1040.89	1040.89	1040.89	48.20	4211.76
Workshop shed (AC sheet)	645.91	-	-	-	-	645.91
B.Ed College	1070.00	1070.00	1070.00	257.62		3467.62

Block-4 Arts and Science Building	975.84	975.84	975.84	975.84	58.38	3961.74
Block-5 Canteen	693.01	295.96	295.96	-	33.77	1318.7
Total						17567.47

The above constructed 5 blocks of educational building is eligible for concurrence.

7. Hence, Concurrence is issued for 5 blocks admeasuring a total built-up area of 17567.47 Sq.m (1,89,096 Sq.ft.) of the M/s. Mass Polytechnic College, M/s. Mass College of Education, M/s. Mass College of Arts and Science S.F.No. 1/1B, 1/2, 2/2A, 23/1, 24/1, 24/3A, 24/3B, 25/1, 26/2, 26/3A, 26/3B, 26/4, 28/2, 28/4, 29/1B, 29/3B, 29/6, 29/10B, 29/11B, 485/3, 486/3, 486/5, 486/7 Semmangudi Village, Kallapuliyur Panchayat, Kumbakonam Taluk, Thanjavur District.

(Sd/-)B.Ganesan

Director of Town and Country Planning.

Copy to:

M/s. Mass Polytechnic College,
M/s. Mass College of Education &
M/s. Mass Arts and Science College,
Chennai Road, Kallapuliyur,
Kumbakonam – 621 501.
Thanjavur District.

//Forwarded by order//

Concurrence
06/01/26

Assistant Director of Town and Country Planning.

B
6/1/26