

PP

APPROVAL RECORD

Planning Permission

Chengalpattu 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.



**ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT**

From

Thiru. G. Krishnakumar, B.E, M.Plan.
Assistant Director,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectrate Complex
Vedhanarayanapuram, Venbakkam,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
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To

The Commissioner,
Chengalpattu Municipality,
Chengalpattu Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/805041/2026 Date : 18.05.2026.

Subject

NHRB – ADDITIONAL GOVERNMENT HOSPITAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District - Chengalpattu Taluk - Chengalpattu Municipality - Ward F - Block 12 - T.S.Nos.1,2,4,5,6,7 and Ward-F, Block 13, T.S.Nos.1,2,3,4,5 with a total site extent of 192321.50Sq.m (as per TSLR) – Planning Clearance has been already issued for FSI area of 18752.24Sqm - Planning Clearance not considered for existing building with FSI area of 40959.12Sqm (Block 1 to 7 and 9 to 47) - In the same site Now Proposed additional FSI Area of 6508.54Sqm – Total already approved area, existing building area and proposed additional FSI area put together is 66219.90sqm for Proposed Construction of Additional Government Hospital Building - Technical Approval Issued - Reg.

- Reference :**
1. Application Reference No. **SWP/BPA/805041/2026** Scrutiny Reference No.D145JMP7 Dated: 26.03.2026 Received from **The Dean, Chengalpattu Government Medical College and Hospital, Chengalpattu.**
 2. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 06.04.2026.
 3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 15.05.2026.

4. Director of Town and Country Planning, consent of Planning Clearance issued vide Online Application No. SWP/BPA/0570850/ 2025 dated 23.08.2025 (B.P/DTCP No: 430 / 2025).
5. Assistant Director, Chengalpattu District Town and Country Planning Office, Planning Clearance issued vide Online Application No. SWP/BPA/ 0570850/ 2025, Dated: 23.08.2025.(SWP/Hospital Building / A.D / DTCP(CD3) No.92/2025).
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O.(Ms)No.167, Housing and Urban Development (UD5(1)) Department Dated:12.09.2022.
9. G.O.(Ms)No.185,Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
10. G.O.Ms.No.171, Housing and Urban Development Department, Dated: 30.10.2025.
11. District Officer, Chengalpattu, Tamil Nadu Fire and Rescue Services Department NOC PP NOC No.9173/NOC/NMSB/2026, dated 09.04.2026

Order:

With reference to the 5th Cited letter, Chengalpattu District / Taluk / Municipality, Ward-F, Block 12, T.S.Nos.1,2,4,5,6,7 and Ward-F Block 13, T.S.Nos.1,2,3,4,5 with a total site extent of 192321.50Sq.m (as per TSLR) and FSI area of 18752.24Sq.m Planning Clearance has been already issued.

In the above same site, the applicant, The Dean, Chengalpattu Government Medical College and Hospital has requested for the proposed additional construction of Non High Rise Hospital Building with FSI Area of 6508.54Sq.m. Total already approved FSI area of 18752.24Sq.m, Existing building area 40959.12Sq.m (not considered for Planning clearance) and proposed additional FSI area put together is 66219.90sqm.

The Assistant Director, Chengalpattu District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted.

The Concurrence to issue Planning clearance is issued under section 49 and 58 of Town and Country Planning Act, 1971, clearance under rule 6 (4) of TNCD&BR-2019 and as per the G.O cited in the reference 8 & 9 for the above proposal and numbered as **B.P/Chennai - DTCP No: 394/2026.**

The area statement for the Proposed Additional Construction of Non High Rise Hospital building is as below.

Total Area of the Site - 192321.50Sq.m

Proposed Additional Building Area Statement :-

Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Sq.m
Block – 50 (Tertiary level medical care management centre)			
Basement Floor	617.64	-	617.64
Ground Floor	2627.65	-	2627.65
First Floor	2012.89	-	2012.89
Second Floor	1132.66	-	1132.66
Terrace Floor	50.20	106.88	157.08
Block-51 (vehicle decontamination service building)			
Ground Floor	67.50	-	67.50
Total Area	6508.54	106.88	6615.42

Already approved FSI Area - 18752.24Sq.m

Existing Building Area - 40959.12Sq.m (Not considered for Planning clearance)

Proposed FSI Area - 6508.54 Sq.m

Total FSI Area - 66219.90 Sq.m

With the above area, the proposed Hospital building proposal is given Technical approval with the following special and general conditions under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/Additional Government Hospital Building/A.D./DTCP(CD3) No.44/2026.**

Special Conditions

1. OSR-1 (earmarked as A1 to A4) area 4427.46Sqm, OSR - 2 (earmarked as A5 to A15) area 8533.48Sqm and OSR - 3 (earmarked as A16 to A19) area 8047.47Sqm Total OSR area: 21008.41Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019. As per the rule no. 41(5) of TNCD&BR-2019.Government department shall obtain permission from the local body and may be maintained.
2. Conditions stipulated in the Fire NOC cited in the reference 11th issued by District Officer, Chengalpattu, Tamil Nadu Fire and Rescue Services is to be followed scrupulously.
3. 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.
4. As per the G.O. (Ms) No.167, Housing and Urban Development (UD5 (1)) Department dated: 12.09.2022, Para 5(v) (ii) approval / clearance is considered only for the Planning Clearance requested blocks and not for regularising the existing blocks.
5. As per G.O (Ms) No.167, Housing and Urban Development Department dated 12.09.2022, Sl.No.(III) (iii) an undertaking from the applicant shall be obtained that the space so reserved would be maintained as OSR area and no Structure would be erected.
6. For existing Building blocks (Block 1 to 7 and 9 to 47) shown in the site plan planning clearance is not considered. Hence structural soundness and stability is to be ensured by the authorized signatory of PWD Engineers.
7. As per GO cited in the reference 10th, Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
8. As per TNCD&BR 2019, Annexure IX, rule 35(23) Regulations for Special Provisions for Hospital Buildings shall be followed scrupulously.
9. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

10. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
11. Planning clearance 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 Clearance is issued subject to the condition that the applicant/developer and also the PWD Architect and Engineers associated with the development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
12. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
13. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting Planning clearance. 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 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.
14. 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 Additional Construction of Non High Rise Hospital 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 must 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 professional's details at the place of construction.

As per TNCD&BR – 2019 Part-II, Rule No. 6(5): "Government departments are exempted from the payment of scrutiny fee or any other fee or charge."

Assistant Director,
District Town and Country Planning Office,
Chengalpattu District.

Copy To:

1. **THE DEAN,**
Chengalpattu Government Medical College and Hospital,
Chengalpattu.
2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building,
No.133, G – Block,
First Avenue, Anna Nagar (East),
Chennai – 600 102.

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An advocate's written opinion on the title, built on the records we pull for it.

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