

PP

APPROVAL RECORD

Planning Permission

Kanniyakumari

Kanniyakumari 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.

**Proceeding of the Assistant Director
District Town and Country Planning Office
Kanyakumari District**

Present: Thiru.A.Vijayan B.E.,

Roc No: SWP/BPA/0008845/2023,

Dt: 09.01.2024

Subject : HRB - Medical College Hospital Building - District Town and Country Planning Office - Kanyakumari District - Thiruvattar Taluk - Kulasekaram Town Panchayat - Kulasekaram 'B' Village - S.F.Nos: 445/1, 2A1B, 2A2, 2B; 446/3A, 3B, 4, 5, 6, 7, 8, 9A, 9B, 10, 11,12, 13, 14, 15, 16, 17, 18, 19, 20A, 20B, 23A; 453/1, 2, 3, 4, 5A, 5B; 454/1, 10B1, 10B2, 11A, 11B; 458/1B1Apt; 459/1, 2, 3, 4, 5, 7A1A1, 7A1B, 7A1C, 7A2, 7A3, 7B, 8, 9; 460/1A2, 1B, 2B2, 3, 5, 6, 7; 461/1A, 1B, 1C, 2A, 2B, 3A, 3B, 4A1A, 4A1B, 4A1C1, 4A2, 5A, 5B, 5C, 5D, 5F1, 5F2B, 5F2C, 5F2D,10, 7A, 8; 359/1, 2, 3, 5, 6; 454/2B, 2CPart, 2D, 8, 9A, 9B, 9C, 9D, 9E1, 9E2B, 12, 17&19- Site Extent of 108860.00 Sq.m - Revised and Proposed FSI Area of 9328.14 Sq.m - Revised and Proposed Additional Construction of Hospital Building - Technical Clearance Issued - Forwarded for further action -Regarding.

- Reference 1. Applicant Dr.C.K.Velayuthan Nair and Dr.Rema V. Nair, Online Application Reference No. SWP/BPA/0008845/2023, dated: 08.04.2023.
2. Proceedings of the Director of Town and Country Planning, Chennai vide Online Application No. SWP/BPA/0008845/2023, Dated.23.12.2023.
3. HRB Meeting held on 15.09.2023, Subject No.10.
4. Director of Town and Country Planning, Chennai Proceedings Roc No.7798/2021/Splcell, Dated:27.04.2021. (Go.76 Educational Institution Regularisation scheme- Approval No.126/2021)
5. Technical concurrence of the Director of Town and Country Planning, Chennai, Proceedings Roc No. 6293/2022/Splcell, Dated: 28.04.2022. (Approval No.124/2022).
- Technical concurrence of the Director of Town and Country Planning, Chennai, Proceedings Roc No.25411/2015/BA1, Dated: 14.10.2016. (Approval No.177/2016)

6. Deputy Director(i/c), Tirunelveli Region, Technical approval issued vide Roc No. 2567/2014/TLM-3,Dated: 04.04.2017.
7. G.O. No. 18 Department of Municipal Administration and Water Supply, Dated.04.02.2019 & G.O. No. 16 Department of Municipal Administration and Water Supply, Dated .31.01.2020.
8. G.O. (Ms) No. 18, Housing and Urban Development Department, Dated. 04.02.2019.(Completion Certificate)
9. Letter Roc No. 7963/2022/K1, Dated. 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
10. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.16795/C1/2023, dated: 17.11.2023. PP Noc.No.182/2023.
11. Department of Technical Education, (Constitution College of Anna University) Tamilnadu, Government College of Engineering, Tirunelveli, structural design report No. 388/Stability/2023/GCE/Civil/Consultancy, Dated: 11.12.2023.
12. Demand raised for Payment of Centage Charges and other Fees respectively, Dated. 28.12.2023.
13. Payment of Centage Charges and other fees Respectively, Dated. 03.01.2024.

Order:

The Application seeking Technical Clearance for the Revised and Proposed Additional construction of High Rise Hospital Building to the Revised and Proposed FSI Area of 9328.14 Sq.m, and the Site extent of 108860.00 Sq.m., in the land S.F.Nos: 445/1, 2A1B, 2A2, 2B; 446/3A, 3B, 4, 5, 6, 7, 8, 9A, 9B, 10, 11,12, 13, 14, 15, 16, 17, 18, 19, 20A, 20B, 23A; 453/1, 2, 3, 4, 5A, 5B; 454/1, 10B1, 10B2, 11A, 11B; 458/1B1Apt; 459/1, 2, 3, 4, 5, 7A1A1, 7A1B, 7A1C, 7A2, 7A3, 7B, 8, 9; 460/1A2, 1B, 2B2, 3, 5, 6, 7; 461/1A, 1B, 1C, 2A, 2B, 3A, 3B, 4A1A, 4A1B, 4A1C1, 4A2, 5A, 5B, 5C, 5D, 5F1, 5F2B, 5F2C, 5F2D,10, 7A, 8; 359/1, 2, 3, 5, 6; 454/2B, 2CPart, 2D, 8, 9A, 9B, 9C, 9D, 9E1, 9E2B, 12, 17&19 of Kulasekaram 'B' Village, Kulasekaram Town Panchayat, Thiruvattar Taluk, Kanyakumari District was processed as per the

prevailing rules and after perusing the records after conducting site inspection.

With reference to the 1st Cited letter, the applicant Dr.C.K.Velayuthan Nair and Dr.Reman V.Nair has requested for the approval for Revised and additional construction of Hospital building in addition to the Planning permission has already been issued in the reference 7th cited for (Basement + Ground + 3 floors) FSI area of 6141.62sqm in a site area of 9010.35Sqm at S.F.Nos.454/2pt, 8, 9A, 9B, 9C, 9D, 9E1, 9E2Apt, 9E2B, 12, 17 in Kulasekaram "B" Village, Thiruvattar Taluk, Kanniyakumari District.

Now above site is added with addition to the Planning permission has already been issued in the reference 4th and 5th cited for a FSI area of 134473.84sqm in a site area of 103515Sqm at S.F.No.445/1,2A1B,2A2,2B; 446/3A, 3B, 4, 5, 6, 7, 8, 9A, 9B, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20A, 20B,23A; 453/1,2,3,4,5A,5B; 454/1,10B1, 10B2, 11A,11B; 458/1B1Apt; 459/1, 2, 3, 4, 5, 7A1A1, 7A1B, 7A1C, 7A2, 7B, 8, 9; 460/1A2,1B, 2B2,3, 5,6,7;461/1A,1B,1C,2A,2B,3A,3B, 4A1A, 4A1B, 4A1C1, 4A2, 5A, 5B, 5C, 5D, 5F1, 5F2B, 5F2C, 5F2D, 10, 7A, 8; 359/1, 2, 3, 5, 6; in Kulasekaram "B" Village, Thiruvattar Taluk, Kanniyakumari District. Now additional survey nos. 459/7A3;454/2B, 2CPart, 2D,8,9A,9B,9C,9D,9E1, 9E2B, 12,17 &19 site area 5345sqm added with above already approved site, total put together site area is 108860sqm.

Now revised approval for Already approved in the 7th cited reference of hospital building (basement floor + 3 floors) constructed as ground floor + 4 floors and with additional 5th floor put together total revised and additional hospital building FSI area of 9328.14sq.m.

The above HRB Hospital proposal was placed in High Rise Building Panel meeting held on 15.09.2023. The subject was discussed and suggestions of High Rise Building panel were obtained.

The Technical Clearance for the above said Revised and Proposed Additional High Rise Medical College Hospital building proposal has been issued by the Director of Town and Country Planning, Chennai under section

47 of Town and Country Planning Act, 1971 vide 2nd cited reference and the boundary of the site has been marked as “1 to 127” and numbered as ***B.P/DTCP No: 490 /2023.***

The area statement for the Revised and Proposed Additional High Rise hospital building is as below,

The Revised and Proposed Additional High Rise Hospital Building Area:

Site Area: 108860.00 Sq.m.,

Block Name	Building Details	Building Area		Total Built up Area in Sq. mt.
		FSI Area in Sq.mt.	Non FSI Area in Sq.mt.	
Hospital Building	Ground Floor	1554.69	-	1554.69
	First Floor	1554.69	-	1554.69
	Second Floor	1554.69	-	1554.69
	Third Floor	1554.69	-	1554.69
	Fourth Floor	1554.69	-	1554.69
	Fifth Floor	1554.69	-	1554.69
	Head Room	-	213.87	213.87
	Total	9328.14	213.87	9542.01

Already Approved (Go.76 Educational Institution Regularisation scheme)	-	123057.79Sqm
Removed From Already approved	-	(-)887.76Sqm
Already approved Block-A and Block B FSI Area	-	11416.05Sqm
Revised and Proposed Additional Hospital Building FSI Area	-	9328.14Sqm
Total FSI Area	-	142914.22Sqm

The following Charges and Fees has collected:-

S. No.	Subject	Amount (Rs.)	Dated.
1.	Scrutiny Fees	21520/-	08.04.2023
2.	Centage Charges	6000/-	03.01.2024
3.	I & A Charges	2343375/-	03.01.2024
4.	CC - Charges	102712/-	03.01.2024
5.	Security Deposit Charges	1749188/-	03.01.2024
6.	Display Board Charges	10000/-	03.01.2024
7.	Shelter Charges	683532/-	03.01.2024

The sanction is granted / accorded subject to the following conditions & Special Conditions:

1. The OSR (A to D1) total OSR area 12208.18Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. If the Technical Clearance is found to be secured by any misrepresentation or by production of false documents, the Technical Clearance will be cancelled.
3. **A.** The granted shall not mean responsibility of Clearance on the following aspects;
 - a) Title or ownership of the site or building
 - b) Easement Rights.
 - c) Structural Reports, Structural Drawings and structural aspects.
The Registered Architect or Registered Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - d) Workmanship, Soundness of structure and materials Used.
 - e) Quality of building services and amenities in the Construction of building.
 - f) Other requirements or licenses or clearances required for the site or premises or activity under various other laws.**B.** This permit does not endorse the adequacy of the structural members proposed in the building.
4. A copy of the approved site plan and building plans shall be kept at the site at all times when building operations are in progress and such

plans shall be made available at all reasonable times for the inspection of the competent authority.

5. The details of the development for which planning permission issued, date of expiry of permit, mentioning site address, survey number, Block number, Village name, door number, street name, locality, name of owner and name of Registered Architect or Engineer on record, Registered Developer on record, Registered Structural Engineer on record, Registered Construction Engineer on record shall be displayed in the format prescribed by the competent authority on a board of size of at least 60 cm.x120 cm.
6. Nothing shall prohibit the filing of amendments to an application or plan or other record accompanying the same at any time before the completion of the work for which a permit was granted, however, construction in deviation to the approved plan shall not be proceeded till the revised plan is approved. Further, this provision shall not entitle any person to make any deviation in contravention of the Act and TNCDBR, 2019.
7. (a) Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate or building completion certificate shall not discharge the Registered Engineer on Record, the Registered Architect on Record, Registered Construction Engineer on Record, Registered Structural Engineer on Record, Registered Developer and Owner from the responsibilities imposed under the Act, TNCDBR , 2019. And the laws of tort local Acts.

(b) The land owner or lessee or power of attorney holder or developer who makes the development, the Registered Architect or Engineer on Record, and the Registered Construction Engineer on Record, shall be jointly and severally held responsible if any unauthorized construction, addition and alternation are done without prior permission of the competent authority.
8. The Owner or Developer shall compulsorily appoint a Construction Engineer for overall constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
9. The owner or registered developer shall not appoint the same professional as Registered Engineer or Registered Structural Engineer or Registered Construction Engineer as Quality Auditor.

10. Before commencement of the building work at site for which building permission has been granted, the owner shall within the validity period of Building Permission give notice to the Authority, of his intention to start the work at the building site in Form 2 in Annexure - XIV of TNCDBR, 2019.
11. Effective measures for conservation of rain water shall be taken within each premises and rain water harvesting structures shall be provided as prescribed in Rule 63 of TNCDBR, 2019.
12. Fitment of solar assisted water heating system - the requirements for fitment of solar assisted water heating system in buildings shall be in accordance with the TNCDBR, 2019.
13. Storm water drainage system in a site shall be designed in such a way to harvest cent percent of it to recharge ground water table below. The design factors of rain water harvesting structures within a site shall include type of soil and its absorption capacity, ground slope, intensity and duration of rain fall for the design period etc., However there shall also be a provision for carrying any excess storm water which was not absorbed during an exceptional rain fall, to drain or discharge into the street or public storm water drainage system.
14. Water storage tank shall be maintained in a perfect mosquito - proof condition, by providing a properly fitting hinged cover, and every tank more than 1.50 mts. in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.
15. In the event of change of owner & Developer or Professionals during the phases of execution of project, the project shall have to be suspended till the permission for such changes is obtained as prescribed in Rule 25 of TNCDBR, 2019.
16. The land earmarked for Park/OSR should be maintained for the purpose for which earmarked and in no case be encroached by any means of structures.
17. The Applicant or Owner or Power of Attorney Holder or Registered Developer and any other Person who is acquiring interest shall submit a completion report in Form 5 along with Form 6, 7 and 8 in Annexure - XIV, to obtain Completion Certificate, certifying that the building has been completed as per the approved plan, from the competent authority that has issued Planning Permit before getting service connections such as electric power connection, water supply sewerage connection. These service connections shall be given by the service

provider to these buildings only after the production of the Completion Certificate.

18. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
19. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
20. 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.
21. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
22. 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, 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.
23. 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.
24. Minimum of two large 'louvered windows' (with adequate safety provision) shall be provided in each floor for easy evacuation of persons, wherever the building is fully glazed.
25. Fire Lifts with alternate power supply outside the building shall be provided.

26. Fire fighting training shall be given for selected employees in each hospital. The Hospital Authorities shall approach the Directorate of Fire & Rescue Service Department (DF&RS) for imparting such training.
27. Regular mock drills shall be conducted once in every six months with the help of DF&RS to ensure effective functioning of all safe guards built for fire and life safety.
28. All Government / Private hospitals shall display in suitable places, within the premises, declaration enlisting the safety measures and escape routes provided in the hospital. This declaration should be displayed on a board in Tamil and English.
29. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
30. 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.
31. As per GO No.341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
32. Fly Ash bricks and Materials must be used for construction.
33. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
34. As per TNCD&BR 2019, Annexure IX, rule 35(23) Regulations for Special Provisions for Hospital Buildings shall be followed.
35. Approach road to Government land in survey no.459/6 (vettu kulam) is to be provided by the applicant in the site and the Government land in the survey no.459/6 should not be encroached and maintained as it is.
36. Patta channels in the site is to be rerouted without changing the inlet and outlet points and ground slope.

Special Conditions:

Issuance of Technical Clearance by competent authority under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Technical Clearance for any development, competent authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his/her application to prove the same. Thus, competent authority primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he/she/they shall have to prove it before the appropriate or competent Court to decide on the ownership or get the matter settled in the Court of Law and competent authority is not the statutory authority to decide on this matter.

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

Enclosure

Drawing - 2 Set

To

The Executive Officer,
Kulasekaram Town Panchayat,
Kulasekaram,
Kanyakumari District.

Copy to

1. Dr.C.K.Velayuthan Nair and Dr.Remma V. Nair,
No.14/20, Padanilam,
kalkulam,
Kulasekharam,
kanniyakumari - 629161.
2. Office Record.

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

