

PP

APPROVAL RECORD

Planning Permission

Salem

Namakkal 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.



1924 - 2023

PROCEEDINGS OF THE ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
NAMAKKAL
PRESENT: R. PREETHKUMAR B.E.,
ASSISTANT DIRECTOR
ONLINE BUILDING PLAN APPLICATION -
TECHNICAL CONCURRENCE(PLANNING AREA)

Application No : SWP/BPA/307201/2024

Dated :21.09.2024

Sir/Madam,

Subject: Hospital Building (Block1 & 2)– Office of the District Town & Country Planning, Namakkal District– Tiruchengode Taluk – Tiruchengode Municipality & Village in Ward-D,Block-26,T.S.No.3(Old S.F.No. 360/8part) with a Site extent of 11513.00 Sq.m (2.84 Acres)- FSI Area of 6317.62 Sq.m (68002.86 Sq.ft.) - Technical clearance issued - forwarded for further action - Reg.

- Ref:**
1. Applicant The Medical Officer, Government Hospital Tiruchengode, Namakkal District, Application Reference No. SWP/BPA/307201 /2024, Received Dated:31.07.2024.
 2. Assistant Director, Namakkal District, inspection report of online application no. SWP/BPA/307201/2024, Dated:- 31.07.2024.
 3. The District Officer, Fire and Rescue Service Department, Namakkal Vide Letter K.Dis. No.6561/A/2023, Date.21.07.2023.
 4. G.O. Ms.No.340, Housing and Urban Development (UD4-2) Department, Dated: 27.02.2008.
 5. Circular from the Director of Town and Country Planning. Chennai Vide Letter Roc No. 4367/2019/BA2. Dated: 05.02.2020, 14.08.2021 & 11.10.2021.
 6. Circular from the Director of Town and Country Planning vide

letter Roc No. 7963/2022/K2, Dated: 23.04.2022.

7. G.O.Ms.No:167, Housing and Urban Development Department, Dated: 12.09.2022.
8. Proceeding of the Director of Town and Country Planning. Chennai vide online Application No: SWP/BPA/307201/2024/TCP4. Dated: 20.09.2024.
9. Circular from the Director of Town and Country Planning vide letter Roc No.9611/203-TCP5, Dated: 25.04.2023.
10. Circular from the Director of Town and Country Planning vide letter Roc No: 7963/2022/K2. Dated:11.04.2023
11. Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5,Dated: 20.4.2023
12. G.O.Ms.No:138, Housing and Urban Development Department, Dated: 04.06.2004.
13. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
14. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
15. G.O.Ms.No:01, Housing and Urban Development Department, Dated: 05.01.2021.
16. G.O.Ms.No:53, Housing and Urban Development Department, Dated: 16.04.2018.
17. G.O Ms No 18. Municipal Administration and Water Supply Department. Dated: 04.02.2019.
18. G.O Ms No 16. Municipal Administration and Water Supply Department, Dated: 31.01.2020.
19. G.O Ms No 51. Municipal Administration and Water Supply Department, Dated: 11.05.2020.
20. G.O.Ms.No:18, Housing and Urban Development Department. Dated: 04.02.2019.

- 21.G.O.Ms.No:54, Housing and Urban Development Department, Dated: 12.03.2020.
22. G.O.Ms.No:69, Housing and Urban Development Department, Dated: 22.03.2024.
- 23.G.O.Ms.No:70, Housing and Urban Development Department, Dated: 22.03.2024.
- 24.G.O.Ms.No:95, Housing and Urban Development Department, Dated: 04.08.2023.
25. Circular from the Director of Town and Country Planning vide letter Roc No. 7486/2009/BA2, Dated: 16-04-2009.
- 26.Circular from the Director of Town and Country Planning. Chennai Vide Letter Roc No. 21075/2009/BA1, Dated: 27.08.2012.
27. Circular from the Director of Town and Country Planning. Chennai Vide Letter Roc No.12201/2017/BA1, Dated:22.09.2017.
28. Circular from the Director of Town and Country Planning. Chennai Vide Letter Roc No. 14227/2017/Spl.Cell. Dated: 14.12.2017.
29. Circular from the Director of Town and Country Planning. Chennai Vide Letter Roc No. 14063/2020/ Spl.Cell Dated: 13.10.2020.
30. Appeal Committee Meeting Held on 20.09.2023, Agenda Item No.5.
- 31.G.O. (3D.) No.61, Housing and Urban Development [UD(5)1] Department, Dated:14.12.23.

The Application seeking technical clearance for the Proposed Hospital Building (Block-1 & 2) in Namakkal District, Tiruchengode Taluk, Tiruchengode Municipality & Village in Ward-D,Block-26,T.S.No.3 (Old S.F.No.360/8part) with a Site extent of 11513.00 Sq.m (2.84 Acres) & FSI

Area of 6317.62 Sq.m (68002.86 Sq.ft.). It was processed as per rules prevailing after perusing the records and conducting inspection.

With reference to the letter 31st cited above, The appeal committee observed that the temple is located at the hill top at a height of above 200m from the GL & the rule restricting the height of building to 9m (Ground Floor+2 Floors) is in appropriate for this town.

The Committee therefore recommended to allow the appeal by relaxing the height restriction in the G.O.Ms.No.22, Municipal Administration and Water Supply Department. Dated:30.01.1997 & in the Master Plan for Tiruchengode to permit the Construction of Government Hospital Building of Ground Floor+4 Floors proposed with a height of 17.95m in the site under reference.

The Assistant Director of District Town and Country Planning Office, Namakkal had forwarded the proposal along with site inspection remarks and recommendations to Director of Town and Country Planning, Chennai vide reference 2nd cited above for issue of Technical Concurrence.

The Continuation to that, with reference to the letter 8th cited Technical concurrence for the Proposed Hospital Building (Block-1 & 2) has been issued by the Director on **20.09.2024** under the following Special & General Conditions:

AREA DETAILS:

Area of the Site [As per TSLR] – 11513.00 Sq.m.

Area of the Site [As per Superimposed Area] – 11466.13 Sq.m.

Building details: Proposed Hospital Building (Block-1 & 2)

Description	Total Built-up Area in (Sq.m.)	Non-FSI Area in (Sq.m.)	FSI Area in (Sq.m.)
Block-1 (Proposed Building-Hospital)			
Ground Floor	1272.86	100.80	1172.06
First Floor	1172.06	-	1172.06
Second Floor	1172.06	-	1172.06
Third Floor	1172.06	-	1172.06
Fourth Floor	1228.58	-	1228.58
Terrace Floor	234.31	234.31	-

Block-2 (Proposed Building-District Integrated public Health Laboratory)			
Ground Floor	226.24	25.84	200.40
First Floor	200.40	-	200.40
Terrace Floor	28.10	28.10	-
Total	6706.67	389.25	6317.62

Total FSI Area– 6317.62 Sq.m

OSR Area =1232.52 (10.71%).

With reference to the letter 8th cited the boundary of the site has been marked as “**A to E**” & the Technical Concurrence is issued under section 49 of Town & Country Planning Act 1971 for the proposal & numbered as **B.P/DTCP No.448/2024** with the following conditions:

Special Conditions:

1. The OSR-1 (1 to 4) area – 1232.52 Sq.m. (10.71%) show in the site plan is to be maintained by the applicant after getting permission from the Executive Authority of concerned Local Body As per Rule No. 41 (5) of TNCD & BR 2019.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. **NOC from Tamilnadu Pollution Control Board is to be obtained for the disposal of Bio – Medical waste before utilization of the Hospital Building.**
4. **As Per TNCDBR 2019, Annexure IX Rule No:35(23) the special provision for Hospital Building shall be followed.**
5. **Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.**
6. For Hospital building, 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.
7. Fire Lifts with alternate power supply outside the building shall be provided.
8. Firefighting 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.

9. Technical Concurrence is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning Act and the rules made there under and do 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 Concurrence 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.
10. 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.
11. "The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated: 22.06.2017 has approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority".
12. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, giftdeed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
13. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
- 14. Construction Continuance Certificate for the said proposed Hospital**

building shall be issued only if the applicant complied with the approved plan of the building. The Existing building marked as “To be demolished” in the approved building plan shall be demolished by the applicant before applying for the issue of Construction Continuance Certificate.

15. According to G.O.18, Municipal and Administration and Water Supply Department, Dated.04.02.2019, Construction Continuance Certificate should be obtained from this office for the planning permission approved building at the time of plinth level & last storey itself. After Completion of the building works completion certificate to obtained from this by the applicant.
16. As per Tamil Nadu Combined Development and Building Rules 2019 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.

Conditions:

1. The Permit is furnished by virtues of Power Delegated by Single LPA under section 9(A) of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
2. After the issue of Planning permission by Member Secretary of Single LPA,
 - a) If the details given by the applicant is found to be false (or)
 - b) If the applicant fails to follow the rules and norms. The Member Secretary concerned can cancel (or) revised the Planning issued.

3. Planning Permission issued is accordance with under section of Tamil Nadu Town and Country Planning Act 1971.
4. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 49/47A of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on which the Decision or order was Communicated.
5. Solar water heating system to be provided to the proposed Hospital building(Block -1&2). Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & 16, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.02.2020.
9. 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.
10. Mosquito netting to be provided at OHT and well.
11. As per G.O.No.341, Municipal Administration and Water Supply Department dated 03.11.2004.U Trap in the septic tank design to be provided.
12. Fly ash bricks and Materials to be used Mandatory.
13. As per GO Ms No.18 and 16 of Municipal Administration and Water Supply Department Dated: 04.02.20219 and 31.01.2020, a Display Board of size 60cm x 120cm to be erected which shows Site details, Building details and Municipality Engineer details at the place of construction.
14. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

16. 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.
17. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by **The Municipal Commissioner, Tiruchengode Municipality & Taluk, Namakkal District**, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
18. Government Registered Electrical Contractor must be employed for wiring works during construction.
19. Government Registered Electrical Contractor must be employed for wiring works during construction. As Per G.O.18, Municipal and Administration and Water Supply Department, Dated: 04.02.2019 Rules No: 65, in every Public Building, closed circuit Television units shall be installed at rate one unit for every 300 sq.m of floor area and thereof.

The applicant remitted the required fees given below for the Proposed Construction of Hospital Building (Block-1 & 2).

1.	Scrutiny Fees	:	As per G.O.Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 TNCDBR Part-II Rule 6(5) Government Departments are exempted from the payment of scrutiny fee or any other fee or charge.
2.	Centage Charges for Building	:	
3.	Centage Charge for Land	:	
4.	Infrastructure and Amenities Charges	:	
5.	CC Charge	:	
6.	Security Charges	:	
7.	Display Board Charges	:	

The Proposal is the Construction of Hospital Building (Block-1 & 2) and the Technical Concurrence is issued given by Director of Town and Country Planning is issued under section 49 of Town & Country Planning Act 1971 for the proposal & numbered as **B.P/DTCP No.448/2024, Dated:20.09.2024.**

Enclosure

Building Plan Map-1 Copy

Assistant Director,
District Town and Country Planning office,
Namakkal.

To

The Municipal Commissioner,
Tiruchengode Municipality,
Tiruchengode Taluk,
Namakkal District.

Copy To:

1. The Medical Officer,
Government Hospital,
Tiruchengode Municipality & Taluk,
Namakkal District- 637 211.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.

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

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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.

