

PP

APPROVAL RECORD

Planning Permission

Salem

Pudukkottai 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.

PROCEEDINGS OF THE DEPUTY DIRECTOR (i/c)
PUDUKKOTTAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: AR. Prapakaran A. B.Arch., Mdp.,
Online Building Plan Application – Planning Permission

Online Application Number : SWP/BPA/009063/2023

Dated: 27.10.2023

Subject: Additional Hospital Building - District Town and Country planning Office – Pudukkottai District – Thirumayam Taluk- Thekkattur Village – S.F.Nos.1006/1, 1006/2 an extent of site 16591.00 Sq.m – Additional Proposed Hospital building of Karpaga Vinayaga Educational Trust for FSI area of 7437.90 Sq.m – Planning permission issued - forwarded for further action - Reg.

- Reference:**
1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP No:372/2023.
 2. Applicant Thiru. N. Subramaniyan, Karpaga Vinayaga Educational Trust Online Application Reference No. SWP/BPA/009063/2023 Dated:12.04.2023.
 3. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
 4. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
 5. G.O.79 Housing and Urban Development Department, Dated: 04.05.2017.
 6. G.O.133 Housing and Urban Development Department, Dated: 28.10.2015.
 7. G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
 8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 9. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
 10. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
 11. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
 12. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012
 13. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
 14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
 15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
 16. District Officer, Fire and Rescue Services department, Pudukkottai District Letter.K.Dis.No.7416/C1/2022 Dated: 30.09.2022.
 17. Joint Director, Agriculture Department, Pudukkottai District, Noc

letter No %K.c1/12582/2017, Dated 14.11.2017.

18. The Proceedings of the Director of Town and country planning, Chennai-2 SWP/BPA/009063/2023. Dated 03.10.2023
19. Thiru. N. Subramaniyan, Karpaga Vinayaga Educational Trust Online Application Reference No. SWP/BPA/009063/2023 Demand remittance letter, Dated: 26.10.2023.

Order:

In the reference to the 2nd Cited letter, the applicant Thiru. N. Subramaniyan, Karpaga Vinayaga Educational Trust has requested for the approval of Additional Proposed Hospital building at Pudukkottai District, Thirumayam Taluk, Thekkattur Village, S.F.Nos.1006/1, 1006/2 an extent of site 16591.00 Sq.m. Additional Proposed Hospital building of Karpaga Vinayaga Educational Trust for FSI area of 7437.90 Sq.m.

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, the boundary of the site has been marked as “A to D” and the Technical Clearance has been issued under section 47 & 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No.372/2023**.

On the receipt of requisite charges vide reference 19th cited hence The planning permission for the Additional Proposed Hospital building for FSI area of 7437.90 Sq.m. has been issued and numbered as Planning Permission No.**SWP/DTCP/PD/BPA.NO:31/2023** with the validity from **27.10.2023 to 26.10.2031 (8 Years)**.

The area statement for the Additional Proposed Hospital building is as below.

Area of Site – 16591.00sq.m.

Building details: Additional Proposed Hospital building

SL No.	Floor details	FSI (in S.qm)	Non-FSI Area (in S.qm)	Total Area (in S.qm)
1	Proposed Building			
	Ground Floor	2295.81	-	2295.81
	First Floor	1714.03	248.04	1962.07
	Second Floor	1714.03	248.04	1962.07
		1714.03	248.04	1962.07
	Head Room	-	91.82	91.82
	TOTAL	7437.90	835.94	8273.84

Existing FSI Area - 5024.14 sq.m

Proposed Additional FSI Area - 7437.90 sq.m

Total FSI Area - 12462.04 sq.m

FSI = 0.75<2.0

OSR Area - 1659.10 sq.m (10%)provided

The Planning Permission issued with the following General and Special Conditions: -

Special condition:

1. The boundary of the OSR has been earmarked as “1 to 10” in site plan As per TNCDB& Rule 2019 Rule No.41(1)(i), the gifting of the OSR reservation of land for community and recreational purposes in respect of institutional developments to the local body is not required. However, the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.
2. Conditions stipulated in the No Objection certificates obtained from the Fire and Rescue Services department must be fulfilled.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. Planning Permission is issued in accordance with the provisions of the 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. 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.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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 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.
8. 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.

Condition:

1. Solar water heating system to be provided to the Additional Proposed 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 municipality engineer details at the place of construction.
11. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
12. . If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. 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.
14. Enforcement action Under section 56 & 57 of Tamilnadu Town and country planning Act 1971 must be taken by Local body, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.

The applicant remitted the required fees given below for the Additional Proposed Hospital building

Fees Paid Details

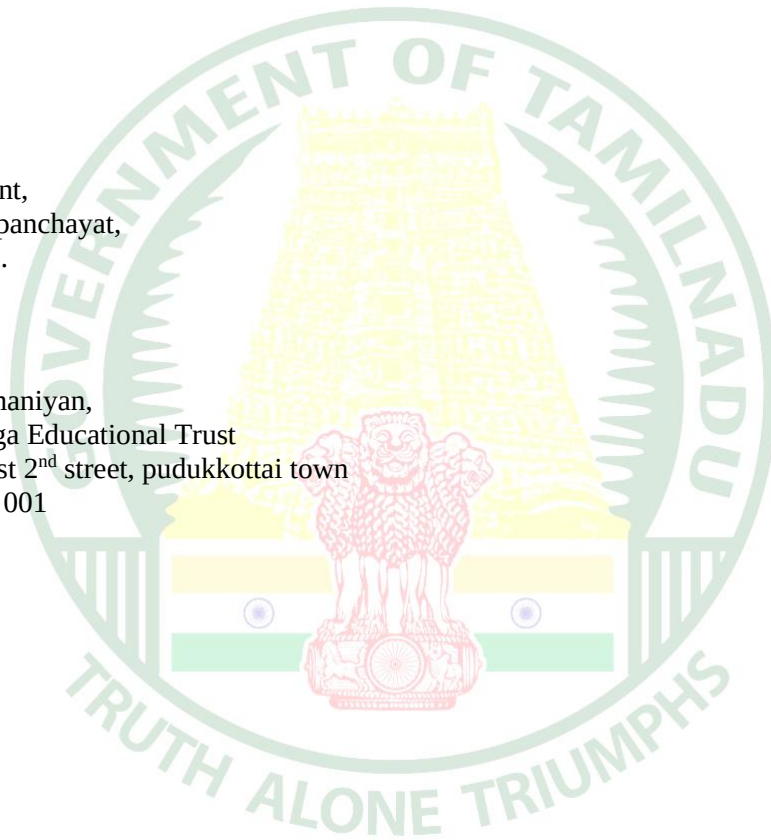
Sl.No	Charges	Amount paid (in Rupees)
1	Scrutiny Fees	39734.00 2000 (INB ref No: IHR7773134)
2	OSRA Fees	Not applicable
2	Premium FSI Charges	Not applicable
5	Centage Charge For Land	300.00
6	Centage Charge For Building	17500.00
7	Infrastructure and Amenities charges	1398344.00
8	CC charges	89054.00
9	Security Deposit Charges	699172.00
10	Display Board Charges	1500.00
11	Shelter Charges	6245.00

To:

The President,
Thekkattur panchayat,
Pudukkottai.

Copy to:

Thiru. N. Subramaniyan,
Karpaga Vinayaga Educational Trust
T.S.No 2801, East 2nd street, pudukkottai town
Pudukkottai-622 001



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.

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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



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for you
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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

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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.

