

PP

APPROVAL RECORD

Planning Permission

Ramanathapuram 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 District Town and country Planning, Ramanathapuram District.

Online Building Application – Technical clearance

Present Thiru. A.Suresh. B.E. Assistant Director (i/c)

Application Number: SWP/BPA/721678/2025

Subject: Proposed Additional Government Hospital Building – District Town and Country Planning Office Ramanathapuram District – Thiruvadanai Taluk / Panchayat union – Thiruvadanai Panchayat & Village - SF.No. 292/2A - Site extent of 10,950.00 Sqm - The Proposed Additional Construction of Government Hospital Building of FSI Area 731.92 Sqm - Technical Clearance issued–Forwarded for Further action – Reg.

Reference:

1. Applicant: The Chief Medical Officer , Online Application Reference No. No. SWP/BPA/721678/2025 Submitted Dated: 18.12.2025
2. G.O.(Ms). No.79, Housing and Urban Development Department, Dated 04.05.2017.
3. G.O.No.86, Housing and Urban Development Department, Dated:28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated:16.05.2017.
5. G.O. No.1, Housing and Urban Development Department, Dated:05.01.2021.
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. No.54, Housing and Urban Development Department, Dated:12.03.2020.
9. G.O. No.167, Housing and Urban Development Department, Dated:12.09.2022.
10. Director of Town and Country Planning, Chennai circular Letter Roc No.7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl cell, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2, Dated: 05.02.2020.
15. Director of Town and Country Planning, Chennai circular Letter Roc No: 4367/2019/BA2,Dated: 05.02.2020
16. The Joint Director, Agricultural Department, Ramanathapuram Agri Noc letter No.திபி4/12652/2025, Date.09.01.2026
17. The District Officer, Tamil Nadu Fire and Rescue Services, Letter No. PP NOC No:7263/NOC/NMSB/2026 Dated. 10.01.2026.

Order

1. With reference to the letter in the 1st cited, applicant has requested for **the Proposed Additional Construction of Government Hospital Building** at SF.No.292/2A, Thiruvadanai Village, Thiruvadanai Panchayat Union / Taluk, Ramanathapuram District - Site Extent of 10,950.00 Sq.m, with an Proposed Additional Government Hospital building FSI Area of 731.92 Sq.m.
2. The Boundary of the site has been marked as "A to E" and approval for site issued vide numbered as **SWP/DTCP/RAMANATHAPURAM /Site Approval No. 03/ 2026.**
3. The Technical Clearance has been issued under **section 47A** of Town & Country Planning Act 1971 to **the Proposed Additional Construction of Government Hospital Building** and numbered as **SWP/DTCP/RAMANATHAPURAM /Building Permission No.03/2026** and duration of permission from 30.01.2026 to 29.01.2034 (8 years) has been accorded.
4. As per the TNCDBR 2019 - Rule No: 6(5) the Government departments are exempted from the payment of scrutiny fee or any other fees or charges. OSR area has been marked as "1 to 4" and Concurrence for the site has been issued.
5. The area statement of the **Proposed Additional Construction of Government Hospital Building** is as below,

Block	Floor	FSI(Sqm)	Non FSI (Sqm)	Total Area (Sqm)
Block -4	Ground Floor	731.92	-	731.92
	Head Room	-	39.75	39.75
	Total	731.92	39.75	771.67

Total FSI Area: 731.92 Sqm

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. OSR (earmarked as 1 to 4) area 1112.44 Sqm 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 to maintain the OSR area without gifting and also for the building in the OSR area has to be demolished.
2. The existing buildings demarcated in the site plan as "to be demolished" has to be demolished by obtaining required permission from the local body.
3. 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.
4. Structural Soundness of the existing buildings not considered for Technical Clearance is to be ensured and it is the responsibility of the PWD Engineers to maintain.

5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. As per TNCD&BR 2019, Annexure Rule No.35(23), Regulations for Special provisions for Hospital Building shall be followed.
7. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. Technical 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 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.
9. 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.
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. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the water Act 1974 for discharge of sewage

General Conditions

1. Solar water heating system to be provided to the Proposed Additional 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 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. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country planning Act 1971 must be taken by the local authority, if the construction is done with Additional/Deviation to the approved plan before levy of the applicable Taxes.

Fees Paid details

As per the TNCDBR 2019 - Rule No: 6(5) the Government departments are exempted from the payment of scrutiny fee or any other fees or charges.

Assistant Director(i/c)
District Town and Country Planning office,
Ramanathapuram District.

To

The Special Officer/The Block Development
Officer(V.P)
Thiruvadanai Panchayat,
Thiruvadanai Taluk,
Ramanathapuram District

Copy to:

The Chief Medical Officer,
Medical & Rural Health Services,
Thiruvadanai Division,
Ramanathapuram



Eight ways to know a piece of land before you pay for it.

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What land actually changed hands for around this plot, taken from the registered deeds.

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