

PP

APPROVAL RECORD

Planning Permission

Tenkasi

Tenkasi 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 ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
TENKASI DISTRICT**

PRESENT: TMT.S. NANTHINI. B.E,

Online Building Plan Application

Online Application No: SWP/BPA/144703/2024

Date.26.03.2024

Sir/ Madam

Subject:

Institutional Building – DTCP - Tenkasi District – Kadayanallur Taluk – Puliyangudi Municipality – Puliyangudi Village – Puliyangudi LPA - Ward : F – Block No :12 – T.S.No:42/1B, 42/2A, 42/2B, 43/1B, 43/9part, 43/10, 43/11part, 48/7B and 48/8 (Old Survey No. 570/1A1part, 570/1A2, 570/2, 571/9part, 571/10, 571/11part, 583/4B1, 583/4B2, 571/1) with a n extent of 8878.00 Sq. m – Additional Revised Construction of Existing Hospital Building, Scan centre , Residential Building and Proposed Construction St.Mary's College of Medical Sciences College Building having a Total FSI Area of 10732.10 Sq.m – Technical Clearance issued - forwarded for further action - Reg.

Reference:

1. Applicant Thiru.V.Antonyamy and 4 others, Thangammal memorial social welfare trust, Online Application Reference No: SWP/BPA/144703/2024, Dated:28.02.2024.
2. G.O. (2D) No.194, Housing and urban development department, dated.28.11.2012.

3. Proceeding of the Town and Country Planning Deputy Director(i/c), Tirunelveli Region, Tirunelveli Na.Ka.No.2355/2013 TVL3, Dated.19.09.2013.
4. Extract of the 33rd Empower committee (EC) Meeting minutes, Agenda No.6, Dated.30.08.2016.
5. Proceeding of the Commissioner(i/c), Directorate of Town and Country Planning, Chennai, Na.Ka.No.8883/2016 BA1, Dated.18.10.2016.
6. Proceeding of the Town and Country Planning Deputy Director(i/c), Tirunelveli Region, Tirunelveli Na.Ka.No.2582/2015 TVL3, Dated.19.09.2013.
7. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Reference No: SWP/BPA/144703/2024, Dated 28.02.2024.
8. The Joint Director/Assistant Director(F.A.C), Tenkasi District, Inspection report of online Application No. SWP/BPA/144703/2024, Dated:02.03.2024.
9. District Officer, Fire and rescue services, Tenkasi District NOC.L. Dis.No:1356/A/2023, Dated: 23.02.2023.
10. G.O.86, Housing and Urban Development Department Dated 28.03.2012. 5. G.O.85, Housing and Urban Development Department Dated 16.05.2017. 6. G.O.01, Housing and Urban Development Department Dated 05.01.2021.
11. G.O.18, Department of Municipal Administration and Water Supply, Dated 04.02.2019

12. G. O. 16, Department of Municipal Administration and Water Supply, Dated 31.01.2020.
13. G. O. 54, Department of Municipal Administration and Water Supply, Dated 12.03.2020.
14. Director of Town and Country Planning Chennai Circular Letter Roc No.7486/2009/BA2 Dated 16.04.2009.
15. Director of Town and Country Planning Chennai Circular Letter Roc No.21075/2009/BA1 Dated 27.06.2012.
16. Director of Town and Country Planning Chennai Circular Letter Roc No. 12201/2017/BA1, Dated 22.09.2017.
17. Director of Town and Country Planning Chennai Circular Letter Roc No. 14227/2017/spl.cell, Dated 14.12.2017.
18. Director of Town and Country Planning Chennai Circular Letter Roc No. 4326/2019/BA2, Dated 05.02.2020.
19. Assistant Director, Tenkasi District Town and Country Planning Office, Letter Na.Ka.No.176/2023 TKD2, Dated.15.09.2023.
20. Demand Payment Request Letter, Dated. 20.03.2024
21. Applicant Thiru.V.Antonysamy and 4 others, Thangammal memorial social welfare trust, Demand remittance letter Dated. 22.03.2024.

Order:

With reference to the 1st Cited letter, Applicant has requested for the Planning Permission for the Additional Revised Construction of Existing Hospital Building, Scan centre , Residential Building and Proposed Construction St. Mary's College of Medical Sciences College Building having a Total FSI Area of 10971.85 Sq.m at Tenkasi District, Kadayanallur Taluk, Puliyangudi Municipality, Puliyangudi Village, Puliyangudi LPA, Ward : F , Block No :12 , T.S.No:42/1B, 42/2A, 42/2B, 43/1B, 43/9part, 43/10, 43/11part, 48/7B and 48/8 (Old Survey No. 570/1A1part, 570/1A2, 570/2, 571/9part, 571/10, 571/11part, 583/4B1, 583/4B2, 571/1) with an extent of 8878.00Sq.m.

As per the Review approved Puliyangudi master the above proposed survey numbers are falls in the agricultural use zone. Hence, vide reference No.2, the said survey numbers are having change of land use from Agricultural use zone to public use zone.

The Block -I Building (Hospital Building – Ground Floor & First Floor) has been approved vide reference 3, for the area of 1667.59 Sq.m by the Approval No.B.P/R(TVL) No.19/2013.

The same Block-I (Hospital Building – Second Floor) has been placed before the Empower Committee vide reference 4, thereafter approved vide reference No.5, for the area of 779.04 Sq.m by the Approval No.B.P/DTCP No.175/2016.

The Block -II & Block -III (Commercial & Residential Building) has been approved vide reference 6, for the area of 1288.35 Sq.m by the Approval No.B.P/R(TVL) No.07/2016.

The said commercial building now functioned as Scan centre.

Now the applicant has Proposed Construction St.Mary's College of Medical Sciences College Building in the above said survey numbers.

Hence, The Technical Clearance for the above said proposal has been issued by the Director of Town and Country Planning, Chennai under section 47A of Town and Country Planning Act 1971 vide 2nd cited reference and the boundary of the site has been marked as "1 to 34" and numbered as **B.P/DTCP No: 144/2024.**

On the receipt of the requisite charges vide Reference No: 21 cited above, the site approval is issued for the above proposal and numbered as **BP/TDTCP No: SWP/06/2024** from 26.03.2024 to 25.03.2032 (8 Years). Planning Permission has been issued with the following general and special conditions.

Additional Revised Construction of Existing Hospital Building, Scan centre, Residential Building and Proposed Construction St. Mary's College of Medical Sciences College Building Details:

Area of Site - 8878.00 Sq.m

Total FSI Area - 10732.10 Sq.m

The OSR 'A' to 'D' having an OSR Area of 194.09 and 'A1' to 'F1' having an OSR area of 767.85 and Total OSR area of 961.94 Sq.m(10.83%) is Provided as shown in the Site Plan Should be retained as Open Space Reservation as per TNCD BR'19 rule No.41(1)(b).

Details	Existing Approved Area as on Site in Sq.m		Additional Building Area in Sq.m		Proposed staircase		Total Area in Sq.m		
	FSI	Non- FSI	FSI	Non- FSI	FSI	Non- FSI	FSI	Non- FSI	Total
Existing Building Block-I (Hospital Building)									
Ground Floor	831.15	-	193.64	-	-	-	1024.79	-	1024.79
First Floor	779.04	-	193.64	-	-	-	972.68	-	972.68
Second Floor	779.04	-	193.64	-	-	-	972.68	-	972.68
Head Room	-	48.81	-	-	-	-	-	48.81	48.81
Existing Building Block -2 (Scan Centre)									
Ground Floor	342.42	-	-	-	-	-	342.42	-	342.42
First Floor	342.42	-	-	-	-	-	342.42	-	342.42
Second Floor	-	-	342.42	-	-	-	342.42	-	342.42
Head Room	-	54.18	-	-	-	-	-	54.18	54.18
Existing Building Block -3 (House)									
Ground Floor	224.41	-	-	-	-	-	224.41	-	224.41
First Floor	244.78	-	-	-	-	-	244.78	-	244.78
Head Room	-	19.23	-	-	-	-	-	19.23	19.23
Proposed Building Block -4 [St. Mary's College of Medical College Building]									
Ground Floor	-	-	-	-	1253.10	-	1253.10	-	1253.10
First Floor	-	-	-	-	1253.10	-	1253.10	-	1253.10
Second Floor	-	-	-	-	1253.10	-	1253.10	-	1253.10
Third Floor	-	-	-	-	1253.10	-	1253.10	-	1253.10
Fourth Floor	-	-	-	-	1253.10	-	1253.10	-	1253.10
Head Room	-	-	-	-	-	117.53	-	117.53	117.53
Total	3522.89	120.22	923.34	-	6265.50	117.53	10732.10	239.75	10971.85

SPECIAL CONDITIONS:

- 1.The OSR 'A' to 'D' having an OSR Area of 194.09 and 'A1' to 'F1' having an OSR area of 767.85 and Total OSR area of 961.94 Sq.m(10.83%) is Provided as shown in the Site Plan Should be retained as Open Space Reservation as per TNCDBR'19 rule No.41(1)(b).
- 2.It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- 3.Conditions mentioned in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
- 4.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 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.
- 5.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 of the ownership by granting Technical Clearance or

Planning Permission. Only the applicant's entitlement to develop is verified in the Documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc). Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if any dispute arises over the individual rights of the said property; they can settle it before the appropriate Competent Court. The Directorate of Town and Country Planning Department is not the suitable organization to decide this.

6. 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.
7. The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, 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 in the Real Estate project with the Real Estate Regulatory Authority.
8. If any court case would be pending with reference to this proposal, the technical concurrence would be treated as INVALID.
9. It is only the responsibility of the builders to ensure the stability of the building.

10. As per Rule No. 9(1) (f) of Tamil Nadu Combined Development and Building Rules 2019, Before the 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.

And also when the building construction reaches the Basement Level; Progress Certificate Form -3 should be submitted as per rule no.9 (2) (b).

11. According to G.O No 18 Department of Municipal Administration and Water Supply, Dated- 04.02.2019, Construction Continuation Certificate should be obtained from this office for the Planning Permission approved building at the time of Plinth Level itself. After Completion of the building works at site, the Completion Certificate is to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections.

General Conditions:

1. The Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from 26.03.2024 to 25.03.2032 (8 Years)
2. Solar Water Heating System should be installed in the Additional Revised Construction of Existing Hospital Building, Scan centre, Residential Building and Proposed Construction St.Mary's College of Medical Sciences College Building
3. Parking as specified in the building should be utilized as it is in the approved Building Plan.

4. The Openings shown on the plot should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
5. The Additional Revised Construction of Existing Hospital Building, Scan centre, Residential Building and Proposed Construction St.Mary's College of Medical Sciences College Building should be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Planning Permission should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
6. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the Additional College Building.
8. The drinking water over head tank and well located in the plot should be equipped with preventive measures.
9. Fire prevention and firefighting equipment should be provided in the proposed construction as required by law.
10. As per G.O. No.341, Department of Municipal Administration and Water Supply, Dated: 03.11.2004, "U" Trap should be installed in septic tank.
11. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.

12. After issuing Final Approval, the original copy of the approved plan and the copy of the Proceedings shall be sent to the Owner and the copy of the same should be send to the Assistant Director of Town and Country Planning Office, Tenkasi.
13. G.O. 17, Housing and Urban Development Department, Dated: 05.02.2016, Solar Photo Voltaic Panels should be installed at least 1/3 of the upper floor area for one Kilowatt of electricity.
14. Building final Approval order should be obtained from The Commissioner, Puliyangudi Municipality.
15. If any of the details given in the application for Planning Permission is found to be incorrect, this order will be cancelled and legal action will be taken.
16. Government Registered Electrical Contractor must be employed for wiring works during construction.
17. The Commissioner, Puliyangudi Municipality should ascertain whether there are any pending court cases against the proposed site before issue of final approval.
18. Closed Circuit Television Units (CCTV) shall be installed by the Owner of the Building as per the Annexure XXI of TNCDBR 2019.
19. As shown in Site plan, the building mentioned as “to be removed” shall be removed by the Owner on his/her own cost.

Charges Paid Details

S. No	Fees Details	Amount in Rs	Date
1	Scrutiny Fees	35386	28.02.2024
2	CC Charges	118092	21.03.2024
3	Centage Charge for Land	2700	
4	Centage Charge for Building	18100	
5	Display Board Charges	1500	
6	Infrastructure and Amenities Charges	1306980	
7	Security Deposit Charges	1009090	
8	Shelter Charges	425425	

Enclosure

Original Map and
Condition – 2 sets

To:

The Commissioner,
Puliyangudi
Municipality,
Tenkasi District.

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

Copy to:

Thiru.V.Antonysamy and 4 others,
Thangammal Memorial social welfare trust,
53, West Car Street,
Chinthmani Village,
Puliyangudi, Tenkasi District – 627 855.

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.

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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



Every free tool
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Services we run
for you
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The LandLens
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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

Escrow, negotiation and NRI property management

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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.

