

PP

APPROVAL RECORD

Planning Permission

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
TENKASI DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

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



: Building Application Number- SWP/BPA/759061/2026

Dated: 14.02.2026

Subject: Proposed Hospital Building- District Town and Country planning – Tenkasi District – Sankarankovil Taluk- Sankarankovil Municipality- Ward.A- Block.33- T.S No.29/18 & 29/19 (Old SF No.45Part to the site extent of 3818.00 Sq.m - Proposed **Hospital Building** having FSI Area of 644.75 Sq.m -Technical clearance issued –forwarded for further action - Reg.

- Reference:
1. Applicants Thiru. P Sathish Prabhu and Tmt. C Suganya online application No .SWP/BPA/759061/2026 Dated: 21.01.2026
 2. GO (M.s). No.79, Housing and Urban Development Department, Dated 04.05.2017.
 3. District Officer, Fire and Rescue Department, Tenkasi
Vide Letter PP NOC No.7643/NOC/NMSB/2026 , Dated.28.01.2026
 4. Circular from the Director of Town and Country Planning, Chennai
Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and14.08.2021
 5. Circular from the Director of Town and Country Planning, Chennai
Vide Letter RocNo.7963/2022/K2, dated 23.04.2022.
 6. Circular from the Director of Town and Country Planning
VideletterRocNo.4173/2022TCP5, Dated:12.04.2023.
 7. G.O(M. s) No. 138, Housing and Urban Development Department
Dated:04.06.2004.
 8. G. O (M.s) No.86, Housing and Urban Development Department,
Dated:28.03.2012.
 9. G. O(M.s)No - 85, Housing and Urban Development
Department, Dated:16.05.2017.
 10. G. O(Ms) No -01, Housing and Urban Development
Department, Dated:05.01.2021
 11. G. O(Ms)No -53, Housing and Urban
Development Department,
Dated:16.04.2018.

12. G. O (M.s) No18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
13. G.O(M. s) No16 Municipal Administration and Water Supply Department Dated:31.01.2020.
14. G. O (M. s). No18, Housing and Urban Development Department, Dated:04.02.2019.
15. G. O(Ms). No 54, Housing and Urban Development Department, Dated:12.03.2020.
16. Circular from the Director of Town and Country Planning vide letter Roc No.7486/2009/PA2, Dated:16-04-2009.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27-06-2012.
18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/PA1, Dated:22-09-2017.
19. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated:14-12-2017
20. Gift Deed No.387/2026 dated.03.02.2026.
21. OSR Fees & Demand payment Request Letter, Dated: 06.01.2026 & 10.02.2026,
22. Applicant Thiru. P Sathish Prabhu and Tmt. C Suganya demand remittance letter date: 06.01.2026 & 10.02.2026

The applicant remitted the required fees given below for the proposed Construction of the **Hospital Building**

Centage Charges for Building	Rs. 5000.00/-
Centage Charges for Land	Rs.1500.00/-
Display Board Charges	Rs.1500.00/-
Infra structure and Amenities Charges	Rs. 125960.00/-
Shelter Charges	Not Applicable
Development Charges for Building	Rs. 22750.00
Development Charges for Land	Rs. 38160.00
CC Charges	Rs.7535.00/-
Security Deposit Charges	Rs.62980.00/-
OSR Charges	Rs.77472.00/-

Order:

With reference to the 1st Cited letter, applicant has requested for the Proposed **Hospital Building** having FSI Area of 644.75 Sq.m in Tenkasi District – Sankarankovil Taluk- Sankarankovil Municipality- Ward.A- Block.33- T.S No.29/18 & 29/19 (Old SF No.45Part) to the site extent of 3818.00 Sq.m

On the receipt of the requisite charges vide Reference No: 21 cited above Since, the boundary of the site has been marked as “A” to “J” having Building Planning Permission No: **BP/TDTCP No:SWP/ 04 /2026** from 14.02.2026 to 13.02.2034 (8 Years). Planning Permission has been issued with the following general and special conditions.

Site Area: 3818.00 Sq.m

Proposed Hospital Building

Floor Details	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
Block 1 (Main Block)			
Ground Floor	613.71	9.60	623.31
Head Room	-	45.84	45.84
Block II (Electrical Room)			
Ground Floor	31.04	-	31.04
Grand TOTAL	644.75	55.44	700.19

Total FSI Area – 644.75 Sq.m

Special Conditions:-

1. The OSR Amount was paid by the applicant equivalent to Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i)
2. It is the responsibility of the builders to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
3. Building technical 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.
4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously
5. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated 05.02.201 relating to the installation and use of solar energy systems should be followed.
6. According to the CircularNo.12544/14/CBdated:04.07.2014statingthat, 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' sent it element to development 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 anyone else disputer i divide al 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.

7. If any court case would be pending with reference to this proposal, the technical concurrence would be treated as **INVALID**.
8. As per Tamil Nadu Combined Development and Building Rules 2019 Rule

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. record as the case may be, shall be responsible for defects in the design.
- c. Structural Reports, Structural Drawing and Structural aspects.
- d. The Registered Architect or Register Engineer and Structural Engineer on
- 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 or the site or premises or activity under various there laws.

CONDITION:

1. 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 47A of Sub Section (1) of Section 54 appeal to the Director/The Government within two months from the date of on Which the Decision r order was Communicated.
2. Solar water heating system to be provided to the proposed building. Solar photovoltaic panels to be erected at the 1/3 portion of total terrace area.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions/alterations to be made without necessary permission of this office in case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per GO 16 a display board of size 60cmx120cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

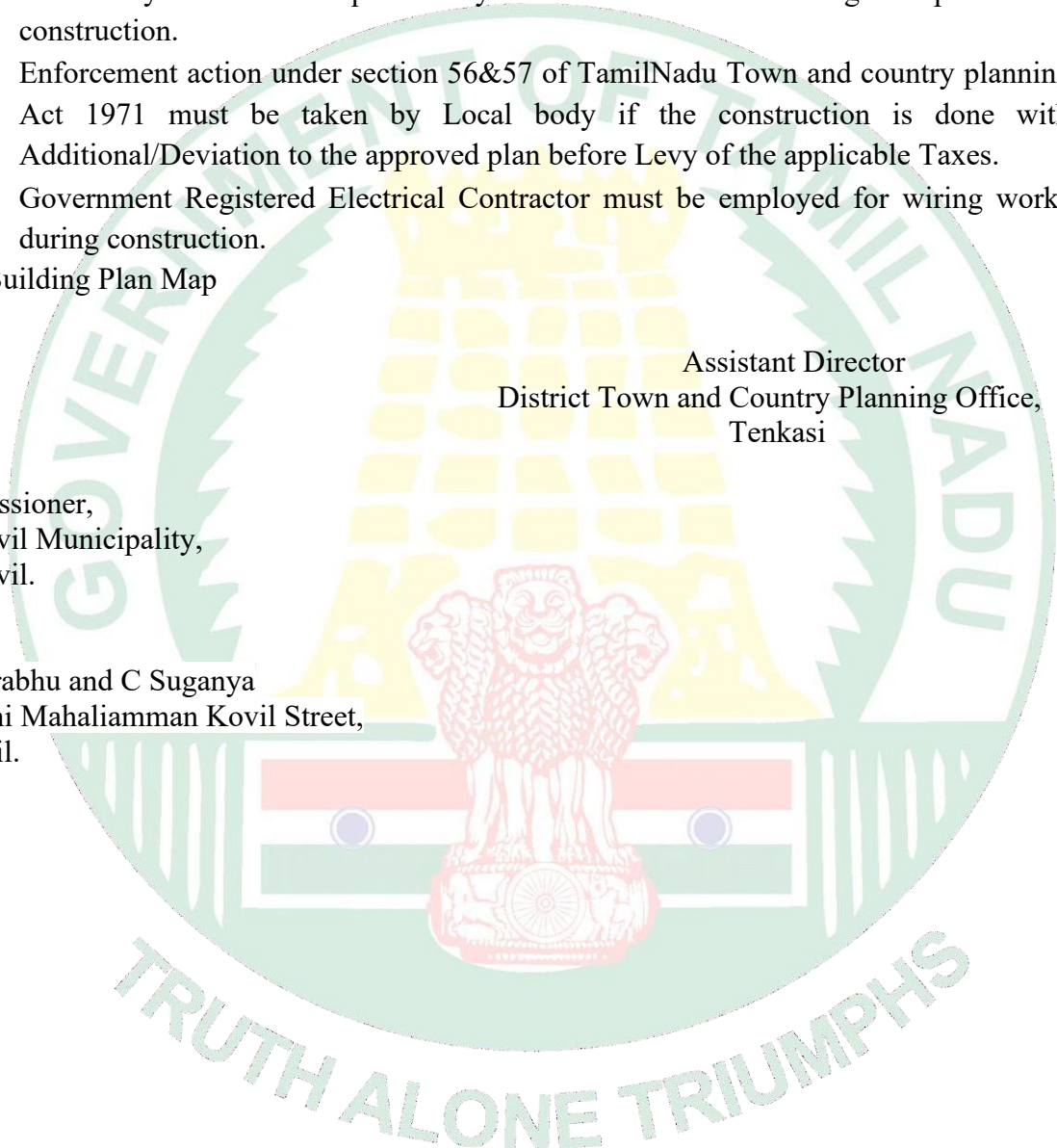
11. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. The Applicant/developer and also the architects/Licensed Surveyor sand the structural Engineer associated with the development shall sure 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.

Encl: Building Plan Map

Assistant Director
District Town and Country Planning Office,
Tenkasi

To
The Commissioner,
Sankarankovil Municipality,
Sankarankovil.

Copy To
P Sathish Prabhu and C Suganya
2/43, Utchini Mahaliamman Kovil Street,
Sankarankoil.



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
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The LandLens
suite
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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

Land survey, soil testing, architecture and construction

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Chennai 600 097, India
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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.

