

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

TOWN AND COUNTRY PLANNING OFFICE– TENKASI DISTRICT

PRESENT: Thiru.S.Sivakumar. B.E.,

Online Building Application



Application Number– SWP/BPA/903785/2026

Dated: 17.08.2026

Sir/Madam

Subject: Revised Hospital Building– HACA– District Town and Country planning – Tenkasi District – Shenkottai Taluk /Panchayat Union – Thenpothai Panchayat/Village –S.F.No 172/2A1C2– The site extent of 4000.00 Sq.m – Revised Hospital Building having FSI Area of 722.67 Sq.m –Technical clearance issued –forwarded for further action – Reg.

Reference:

1. Applicant Thiru.Karthick online application No SWP/BPA/903785 /2026 Dated: 21.07.2026
2. Assistant Director, District Town and Country Planning office, Tenkasi Online Proceeding order SWP/BPA/659703/2025, Dated: 26.05.2026 (BP/TDTCP No: SWP/ 12/2026)
3. Forests Department Deemed NOC letter No SWP/BPA/659703/2025, Dated: 5.12.2025
4. Assistant Director, Geology and Mining Department, Tenkasi NOC letter No: M1/507/2025, Dated.10.11.2025
5. Joint Director, Agri department, Tenkasi NOC letter No: Ni4/9467/2025, Dated: 31.10.2025
6. District Officer,Tamilnadu Fire and Rescue Services, NOC Letter PP NOC No.5983/NOC/NMSB/2025 Dated 05.11.2025.
7. G.O(M. s) No. 46, Housing and Urban Development (UD4(1)) Department Dated:24.02.2026
8. G.O(M. s) No. 44, Housing and Urban Development (TC–II) Department Dated:02.04.1990
9. G.O(M. s) No. 49, Housing and Urban Development (UD2.2) Department Dated:24.03.2003
10. Circular from the Director of Town and Country Planning, Chennai Vide

Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and14.08.2021

11. Circular from the Director of Town and Country Planning, ChennaiVideLetterRocNo.7963/2022/K2, dated 23.04.2022.
12. Circular from the Director of Town and Country Planning Vide letter RocNo.4173/2022TCP5, Dated:12.04.2023
13. G.O(M. s) No. 138, Housing and Urban Development Department Dated:04.06.2004.
14. G. O (M.s) No.86, Housing and Urban Development Department, Dated: 28.03.2012.
15. G. O(M.s)No – 85, Housing and Urban Development Department Dated: 16.05.2017 .
16. G. O(Ms) No –01, Housing and Urban Development Department, Dated:05.01.2021.
17. G. O(Ms)No–53, Housing and Urban Development Department, Dated: 16.04.2018.
18. G. O (M.s) No18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
19. G.O(M. s) No16 Municipal Administration and Water Supply Department Dated:31.01.2020.
20. G. O(Ms). No 54, Housing and Urban Development Department, Dated:12.03.2020.
21. Circular from the Director of Town and Country Planning vide letter Roc No.7486/2009/PA2, Dated:16-04-2009.
22. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27-06-2012.
23. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/PA1, Dated:22-09-2017.
24. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14-12-2017.
25. Demand payment Request Letter, Dated: 14.8.2026
26. Applicant Thiru.Karthick demand remittance letter date: 17.08.2026

Order:

With reference to the 2nd cited proceeding, the Proposed Hospital Building, having an FSI area of 1,445.18 sq.m., is situated at Tenkasi District, Shenkottai Taluk/Panchayat Union, Thenpothai Panchayat/Village, in S.F. No. 172/2A1C2, with a total site extent of 4,000.00 sq.m. The boundaries of the site have been marked as "A to E". Planning Permission for the proposed Hospital Building was issued vide **BP/TDTCP No. SWP/12/2026**.

With reference to the 1st cited letter, the applicant has requested approval for the revised Hospital Building, having an FSI area of 722.67 sq.m. Upon receipt of the requisite charges, vide the 26th cited reference, Revised Planning Permission for the Hospital Building has been issued vide **BP/TDTCP No. SWP/21/2026**, (revising **BP/TDTCP No. SWP/12/2026**). The revised Planning Permission is valid for a period of eight (8) years, from **17.08.2026 to 16.08.2034**.

The Planning Permission is issued subject to the following general and special conditions:

Site Area: 4000.00 Sq.m (As per Document /Patta)

: 4042.43 Sq.m (As per Super imposed)

Hospital Building

Floor Details	Existing Approved			Revised Building		
	FSI (Sq.m)	Non FSI Area (Sq.m)	Deduction Area (Sq.m)	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
Ground Floor	1445.18		90.06	722.67	–	722.67
Head Room	–	196.89	–	–	21.14	21.14
Water Tank	–	–	–	–	25.38	25.38
Grand TOTAL	1445.18	196.89	90.06	722.67	46.52	769.19

Total FSI Area – 722.67 Sq.m

Special Conditions:-

1. Conditions mentioned in the No Objection certificates issued by Mining, Agri and Fire department vide 3rd, 4th and 5th letter must be followed scrupulously
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 05.02.2017 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's 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 disputes or divides 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. 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).
8. According to G.O(M. s) No18, Municipal Administration and Water Supply Department, 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 and Last Story itself. After Completion of the building works Completion Certificate to obtain from this by the applicant
9. If any court case would be pending with reference to this proposal, the technical concurrence would be treated as **INVALID**.
10. The Regulations for Special Provisions for Hospital Building to be followed as per TNCDBR 2019 Annexure –IX
11. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017 in case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval
Head of Account: 0217 Urban Development – 60 other Urban Development Schemes –800 other Receipts – AS Receipts under Land Use Conversion Charges–27 non-taxation fees – 09 Collections (DPC: 0217-60-800-AS 22709)
12. 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 or 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 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

Fees Paid Details

Charges	Amount	Date
Centage Charges for Building	Rs.3000.00	17.08.2026
Display board	Rs.1500.00	
Scrutiny Fees	Rs. 6744.00	21.07.2026
Previously paid in Approved File no SWP/BPA/659703/2025		
CC Charges	Rs.18674.00	16.05.2026
Security Deposit Charges	Rs.136300.00	
Display Board Charges	Rs.1500.00	
Development Charges for Building	Rs.17350.00	
Development Charges for Land	Rs. 16172.00	
Centage Charges for Building	Rs. 6500.00	22.05.2026
Centage Charges for Land	RS. 300.00	
Infra structure and Amenities Charges	Rs. 272600.00	
OSR Fees	Rs. 306000.00	10.04.2026
Scrutiny Fees	Rs. 9468.00	22.10.2025

Encl: Building Plan Map

Assistant Director

District Town and Country Planning Office,
Tenkasi District

To

The President,
Thenpothai Village,
Shenkottai Taluk,
Tenkasi District.

Copy To:

Thiru.Dr.Karthik,
No.C 411, Dr Chelladurai Nagar,
Karishnapuram, Palyamkottai,
Tirunelveli –627011
Ph.No: 9994811101

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

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

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
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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.

