PP APPROVAL RECORD

Planning Permission

Survey 1079/3

Sivagiri taluk

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.

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PROCEEDINGS OF THE ASSISTANT DIRECTOR

STRICT TOWN AND COUNTRY PLANNING OFFICE,TENKASI DISTRICT

PRESENT: THIRU.S.SIVAKUMAR .,ASSISTANT DIRECTOR

Online Application No: SWP/BPA/916256/2026

Respeccted Sir/Madam,

Subject:–

Subject: Existing Hospital Building– DTCP– Tenkasi District – Sivagiri Taluk – Vasudevanallur Panchayat Union – Viswanathaperi Panchayat – Viswanathaperi Part – I Village – SF Nos.1079/3 to the site extent of 12550.00 Sq.m – The Existing building and Proposed additional Construction Of " Critical care block " for Government Hospital Building having FSI Area of 906.86 Sq.m [Block 11 – GF + FF] – Technical Clearance issued – Forwarded for Further action – Reg.

Reference:

1. Applicant The Medical Officer, Online application No: SWP/BPA/916256/2026 Dated: 12.08.2026
2. GO (M.s). No.79, Housing and Urban Development Department, Dated 04.05.2017
3. Principal Chief Conservator of Forest , Letter K.Dist.No.HOTNFD/9465/2026–TS4 dated.12.11.2026
4. District Officer, Fire and Rescue Department , Tenkasi Vide Letter NOC No: 12301/NOC/NMSB/2026 Dated:12/09/2026
5. G.O(M.s)No.49,Housing and Urban Development Department Dated:24.03.2003.
6. G.O(M.s)No.149,Housing and Urban Development Department Dated:31.07.2026.
7. G.O(M.s)No.46,Housing and Urban Development Department Dated:24.02.206
8. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and14.08.2021
9. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.7963/2022/K2, dated 23.04.2022.
10. Circular from the Director of Town and Country Planning Vide letter Roc No. 9611/203–TCP5, Dated:25.04.2023.
11. Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated:11.4.2023
12. Circular from the Director of Town and Country Planning Vide letter Roc No. 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. GO (M.s). No.49, Housing and Urban Development Department, Dated 24.03.2003

16. GO (M.s). No.46, Housing and Urban Development Department, Dated 24.02.2026

Order:–

With reference to the 1st Cited letter, Applicant has requested for the Approval of Existing Hospital building Of " Critical care block " [Proposed Block 11 – Ground Floor + First Floor] in Tenkasi District, Sivagiri Taluk, Vasudevanallur Panchayat Union, Viswanathaperi Panchayat, Viswanathaperi Part – I Village, SF Nos.1079/3 to the site extent of 12550.00 Sq.m having FSI Area of 906.86 Sq.m

The boundary of the site has been marked as "A" to" J" & Technical Approval for this Existing Hospital building " Critical care block " (Proposed Block 11 – Ground Floor + First Floor) is given and Approval Numbered as No: BP/TDTCP No :SWP/31/2026 from 18.11.2026 to 17.11.2034 (8 Years). Technical Approval has been issued with the following general and special conditions .The Technical Approval is issued only for the **" Critical care block " (Proposed Block 11 – Ground Floor + First Floor)** .

The area statement for the Existing Hospital building is as below.

Area of Site – 12550.00 sq.m

Building details: Proposed Block–11

S. No.	Name of the Block & Floor Name	FSI Area (Sq. m)	Non–FSI Area (Sq. m)	Total Buildup Area (Sq. m)
1	**Block – 11 Critical Care Block**			
	Ground Floor Area	464.46	----	464.46
	First Floor Area	442.40	----	442.40
	Terrace Floor Area	----	203.35	203.35
	Total Area	**906.86**	**203.35**	**1110.21**

Total FSI Area: 906.86 Sq.m

The Technical Approval is issued with the following Special and General Conditions: –

Special Conditions:–

1. As per Rule No 6 (5) of Tamilnadu Combined Development and Building Rules 2019 , Government departments are exempted from the payment of scrutiny fee or any other fee or charge.
2. Conditions stipulated in the Fire NOC cited in the reference 4 issued by District Fire officer, Tenkasi , Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
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. Technical Approval 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. Technical Approval 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. 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.
7. 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.
8. The OSR Space earmarked 1 to 4 should be kept open space and no structures should be erected & other encroachments should not allowed .

General Conditions:–

1. Solar water heating system to be provided to the proposed industrial building. Solar photo voltaic panels to be erected at the 1/3rd 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.

Encl: Building Plan Map

Assistant Director
District Town and Country Planning Office,
Tenkasi

To
The Special Officer / The Block Development Officer,
Viswanathaperi Part – I Village
Vasudevanallur Panchayat union,
Sivagiri Taluk.

Copy To:
The Medical Officer,
81/4, North street,
Kumulur, Lalgudi,
Tiruchirappalli – 621 712.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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
/services

The LandLens suite
/landlens/one

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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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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.