PP APPROVAL RECORD

Planning Permission

Survey 220/1 and 3 more

Poigai, Sankarankovil 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.

PROCEEDINGS OF THE ASSISTANT DIRECTOR

RICT TOWN AND COUNTRY PLANNING OFFICE,TENKASI DISTRICT

PRESENT: THIRU.S.SIVAKUMAR .,ASSISTANT DIRECTOR

Online Application No: SWP/BPA/927406/2026

Respeccted Sir/Madam,

Sub:– **Proposed Nursing College Building (Institutional)** – DTCP, Tenkasi District – Sankarankovil Taluk, Poigai Village , SF Nos. 220/1, 220/2, 220/4 & 222 for an extent of site area 41850.00 sq.m. – Proposed Construction of **Nursing College Building (Institutional Building)** for total FSI area 1884.67 sq.m. – Technical Approval issued – Forwarded for further action – Regarding..

Ref:

1. SHANMUGA EDUCATIONAL TRUST, Online Application Reference No. SWP/BPA/927406/2026, Received Dated: 18.08.2026
2. Deputy Director of Town and Country Planning Department , Tirunelveli Region , ROC No.2622/2014/TNVLI3 Dated.18/02/2015 Building Approval No. க.வ/ம(தி.லி) எண். 3அ, 3ஆ, 3இ/2015 நாள். 18.02.2015
3. District Fire Officer, Tenkasi District PP NOC No: 7697/NOC/NMSB/2026 Dated.30.01.2026
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
11. G.O(M. s) No. 46, Housing and Urban Development (UD4(1)) Department Dated:24.02.2026
12. G.O(M. s) No. 44, Housing and Urban Development (TC–II) Department Dated:02.04.1990
13. G.O(M. s) No. 49, Housing and Urban Development (UD2.2) Department Dated:24.03.2003
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 Roc.No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

18. This Office Demand Letter Dated. 07.10.2026

19. Applicants Payment of remittance dated. 08.10.2026 & 09.10.2026

The applicant remitted the required fees given below for the **Proposed Nursing College Building (Institutional Building)**

Description	Payment in Rupees	Paid Dated
Display Board Charges	Rs. 1,500.00/-	09.10.2026
Security Deposit Charges	Rs.178600.00/-	
CC Charges	Rs. 20450.00	
Development Charges for Building	Rs. 19,000.00/-	
Development Charges for Land	Rs.1,67,400.00/-	
Infra structure and Amenities Charges	Rs. 3,51,560.00/-	
Centage Charges for Land	Rs. 1,200.00/-	
Centage Charges for Building	Rs. 6,000.00/-	
Shelter Charges	Rs. 1045.00 /-	08.10.2026

Order:-

With reference to the 1st cited letter, the Applicant SHANMUGA EDUCATIONAL TRUST Requested for the Approval of Proposed Nursing College Building (Institutional Building) in Sankarankovil Taluk, Poigai Village , SF Nos. 220/1, 220/2, 220/4 & 222 for an extent of site area 41850.00 sq.m. to the FSI area of 1884.67 sq.m.

The Existing Building was Constructed and Approved vide 2nd reference above and the Building was approved as Approval No. க.வ/ம(தி.லி) எண். 3அ, 3ஆ, 3இ/2015 நாள். 18.02.2015 in Sankarankovil Taluk, Poigai Village , SF Nos. 220/1, 220/2, 220/4 & 222 for an extent of site area 41850.00 sq.m to the FSI Area of 1657.18 Sq.m .

Now the Applicant has requested for the Additional Proposed Construction of **Nursing College Building (Institutional Building)**) in Sankarankovil Taluk, Poigai Village , SF Nos. 220/1, 220/2, 220/4 & 222 for an extent of site area 41850.00 sq.m. to

the FSI area of 1884.67 sq.m. Upon receipt of the Required NOC's Submitted by the Applicant and other Fees paid by the Applicant .

The boundary of the site has been marked as "A to Y" having the & Building Permission No.**BP/TDTCP No: SWP/28/2026** has been issued, valid from 14.10.2026 to 13.10.2034 (8 years). The Building Permission is issued subject to the following general and special conditions.

The area statement for the building is as below.

Area of Site – 41850.00 sq.m

Building details: Additional Proposed Nursing College Building (Institutional Building)

Sl.No	BLOCK NAME	FSI Area Sq.m	Non FSI Area Sq.m	DEDUCTION	TOTAL BUILT-UP AREA
1.	**BLOCK –1**				
	GROUND FLOOR	1789.40	44.44	–	1789.40
2.	**BLOCK –2**				
	GROUND FLOOR	95.27	–	–	95.27
	Total	**1884.67**	**44.44**	–	**1884.67**

Building details: Existing College Building (Institutional Building)

Sl.No	BLOCK NAME	FSI Area Sq.m	Non FSI Area Sq.m	DEDUCTION	TOTAL BUILT-UP AREA
1.	**BLOCK –1 (Existing College Building)**				
	GROUND FLOOR	828.59	–	–	828.59
	FIRST FLOOR	828.59	–	–	828.59
	Total	**1657.18**	–	–	**1657.18**

Old Existing Building Area = 1657.18 Sq.m

Proposed Building Area = 1884.67 Sq.m

Total Built Up Area = (1657.18 +1884.67) = 3541.85 Sq.m

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

Special Conditions: –

1. OSR (Open Space Reservation) = 4185.03 ச.மீ (10.00%) என ஒதுக்கப்பட்டுள்ள இடத்தில் எவ்விதமான கட்டிடங்கள் மற்றும் ஆக்கிரமிப்பு செய்யக்கூடாது.
2. மனையிடத்தில் உள்ள பயன்பாடற்ற கிணற்றினை சுற்றிலும் 3.0மீ அளவிற்கு 1.5 மீ அகலத்தில் தடுப்புச்சுவர் அமைக்கப்பட வேண்டும். அதனை உள்ளாட்சி உறுதி செய்து கொள்ள வேண்டும்.

3. ஏற்கனவே ஒப்புதல் வழங்கப்பட்ட கல்லூரி கட்டிடங்கள் , வரைபட ஒப்புதல் வழங்கப்பட்டுள்ளவாறு கட்டிடங்களில் சாய்வுதளம் (Ramp) & மாடிப்படிகள் (Staircase) ஆகியனவை அமைக்கப்பட்டிருப்பதினை உரிய உள்ளாட்சி உறுதி செய்து கொள்ள வேண்டும்.
4. ஒப்புதல் வழங்கப்பட்ட கல்லூரி கட்டிடங்கள், நிலையில் கட்டப்பட்டிருப்பதினை உறுதி செய்து கொள்ள வேண்டும். அனுமதிக்கு மாறாக கட்டப்பட்டிருப்பின் நகர் ஊரமைப்புச்சட்டம் 1971 ன் பிரிவு 56 மற்றும் 57 ன் கீழ் நடவடிக்கை மேற்கொள்ளப்பட வேண்டும்.
5. Conditions stipulated in the Fire NOC cited in the reference 3 issued by District Fire Officer, Tenkasi , Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. 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.
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.

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.
11. 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 professional's details at the place of construction.
12. 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)

Encl: Building Plan Map

Assistant Director
District Town and Country Planning Office,
Tenkasi

To
The President,
Poigai Panchayat,
Sankarankovil Taluk.

Copy To

SHANMUGA EDUCATIONAL TRUST
shanmuga Nagar, Poigaimedu, Sankarankovil

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
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Verified RealEstate™

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.