

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Commercial

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.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/21/23 4:35 PM

From:

Joint Director / Deputy Director / Assistant

51, West car street, Thoothukudi- 628 002.

TO:

The President,
Moopanpatti Panchayat,
Kovilpatti Panchayat Union,
Thoothukudi District.

Online Application Number:

SWP/BPA/004698/2022

Submitted Date :

-

Sir,

Subject:

Hospital Building - Office of the Thoothukudi District Town and Country Planning – Thoothukudi District – Kovilpatti Taluk – Kovilpatti Panchayat Union – Moopanpatti Village / Panchayat - S.F.No. 172/7A at an site Extent of 2197.00 Sq.m - Proposed Construction of Hospital Building to an FSI area of 3055.04 Sq.m - Technical Clearance issued - forwarded for further action - Regarding.

Reference:

- 1.Applicant Thiru V. Sivakumar Online Application No. SWP/BPA/ 004698/2022, Dated: 17.12.2022.
- 2.G.O.86, Housing and Urban Development Department, Dated 28.03.2012.
- 3.G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
- 4.G.O.1, Housing and Urban Development Department, Dated: 05.01.2021.
- 5.G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019. and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
- 6.G.O.18, Housing and Urban Development Department, Dated: 04.02.2019.
- 7.G.O.79, Housing and Urban Development Department, Dated: 04.02.2019.
- 8.G.O.138, Housing and Urban Development Department, dated 04.06.2004.
- 9.Circular from the Director of Town and Country Planning, Roc no.7486/2009/BA2 dated 16.04.2009.
- 10.Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020.
- 11.Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009BA1 dated 27.06.2012.
- 12.Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017 /CP dated 22.09.2017.
- 13.Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017 /CP dated 14.12.2017.
- 14.Circular from the Commissioner of Town and Country Planning, Roc no.8557 /2019/G.R. dated 08.05.2019.
- 15.Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, Dated: 22.01.2021.
- 16.Joint Director, Agricultural Department Thoothukudi Letter No. Thi3/10550/2022 Date. 12.10.2022.
- 17.Station Officer, Kovilpatti Fire and Rescue Services Department letter. No. 165/2022 dated 09.04.2022.

18.Demand payment Request letter dated 16.02.2023 & 17.02.2023

19.Applicant Thiru V.Sivakumar, Demand Remittance letter dated 16.02.2023 & 17.02.2023.

Body of the letter: With reference to the letter in the 1st cited, applicant Thiru V.Sivakumar has requested for the approval of Hospital Building in Thoothukudi District, Kovilpatti Taluk, Kovilpatti Panchayat Union, Moopanpatti Village / Panchayat in S.F.No. 172/7A, at an site Extent of 2197.00 Sq.m. The boundary of site has been marked as "ABCD" and Approval for the site issued and Numbers as SWP/THOOTHUKUDI/B.P.A/A.D TCP No.06/2023 (SWP/TUTY). The Technical Clearance for the Proposed Construction of Hospital Building with FSI Area of 3053.27 Sq.m.

Area Details:

Area of site – 2197.00 Sq.m.

Built up Area Details:

FLOOR DETAILS FSI AREA IN SQM Non FSI AREA IN SQM Total in Sq.m

Basement Floor	276.26	657.71	933.97
Ground Floor	985.55	-	985.55
First Floor	931.09	2.88	933.97
Second floor	862.14	-	862.14
Head Room	-	54.96	54.96
Total	3055.04	715.55	3770.59

FSI – 1.40 < 2.00

The Technical Clearance Issued with the following Special and General Conditions:

SPECIAL CONDITIONS:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations and to ensure the stability of the Building.
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.
3. Planning 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 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.
4. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage
5. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director of Town and Country Planning Department has not Legally certified the title to the ownership by granting technical clearance. Before issuing technical clearance ensuring the primary development rights of the applicant by verifying (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 dispute arises individual rights over it, 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. H&UD [UD4(3)], 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.
7. Government Registered electrical Contractor must be employed for wiring works during construction.
8. 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).

9. 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 to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections.

10. Ref No.17 District Officer Thoothukudi Fire and Recuse Services Issued terms and Condition to be Followed and Local body Should monitor these before getting Final Approval.

11. "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 advertises, 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 the Real Estate project with the Real Estate Regulatory Authority.

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:

800 an 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).

GENERAL CONDITIONS :

1. Solar water heating system Should to be provided in the proposed building.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. Setbacks should be Retained as per Approval Drawing.
4. The proposed 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, Enforcement action Under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the President.
5. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O.No.18 & G.O.No. 16, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
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.
8. Fire prevention and firefighting equipment should be provided in the proposed construction as required by law.
9. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
10. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and engineer details at the place of construction, FSI and Setbacks should be Retained as per Approval Drawing.
11. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O.No.18 & G.O.No. 16, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
12. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed commercial building by his own expenses.
13. The drinking water over head tank and well located in the plot should be equipped with preventive measures.

14. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
15. Along with the original copy of the approved plan and the copy of the Proceedings of the Director of Town and Country Planning Department, Chennai, the copy should be given to the purchasers.
16. Building final Approval order should be obtained from the President, Moopanpatti Panchayat.
17. 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.
18. The concerned local body should ascertain whether there are any pending court cases against the proposed site.

The following fees and charges are collected as follows:

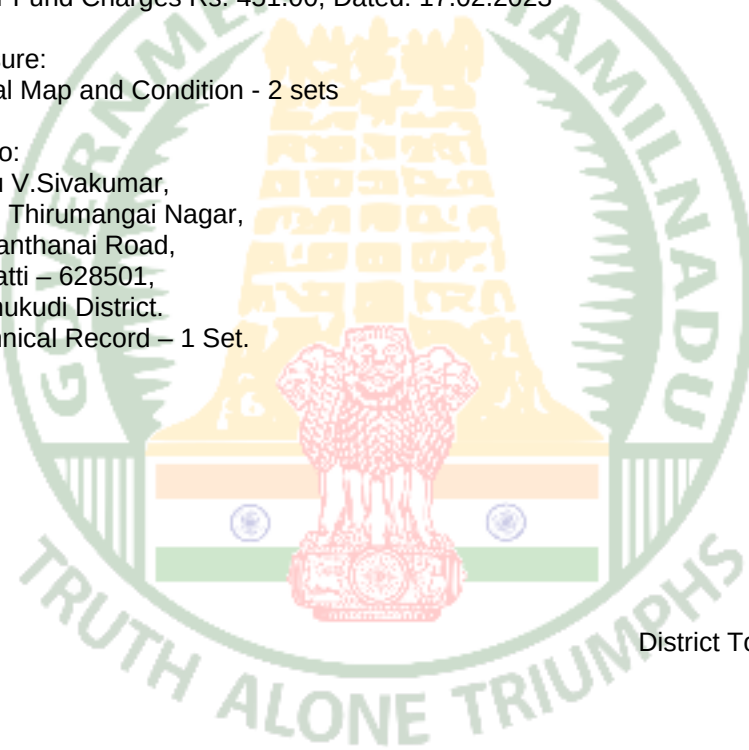
Scrutiny Charge Rs. 8,357, Dated: 22.12.2022,
Centage Charge for Land Rs. 300.00, Dated: 17.02.2023,
Centage Charge for Building Rs. 13,700.00, Dated: 17.02.2023,
Infrastructure & Amenities Charges Rs.5,74,528.00, Dated:17.02.2023,
Security Deposit Charges Rs. 2,87,264.00, Dated: 17.02.2023,
CC Charges Rs.40,588.00, Dated: 17.02.2023,
Display Board Charges Rs. 1,500.00, Dated: 17.02.2023,
OSR Charges Rs. 1,46,730.00, Dated: 16.02.2023,
Shelter Fund Charges Rs. 451.00, Dated: 17.02.2023

Enclosure:

Original Map and Condition - 2 sets

Copy to:

1. Thiru V. Sivakumar,
5E/8A, Thirumangai Nagar,
Pasuvanthanai Road,
Kovilpatti – 628501,
Thoothukudi District.
2. Technical Record – 1 Set.



JD/DD/AD
District Town & Country Planning Office District

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,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

