

PP

APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi 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.

District Town and Country Planning – Thoothukudi District

106J-37, Millerpuram 2nd Street. (Near Vikasa School) Thoothukudi - 636 005

Online Building Plan Application – Planning Permission

Application No. SWP/BPA/0010874/2023

Date: 31.08.2023

Sir,

Subject: Hospital Building - Office of the Thoothukudi District Town and Country Planning - Thoothukudi District - Eral Taluk - Nalumavadi Panchayat - Nalumavadi Village - S.F.No. 113/1A1A, 113/1A2A & 113/3B1 with an Site Extent of 5450.00 Sq.m - Modification of Existing ground and first floor hospital approved building with proposed additional construction of staircase portion in all floors and proposed second and third floor RCC Roof construction of M/s. New Life Multi Speciality hospital building having an FSI Area of 6343.50 Sq.m - Technical Concurrence issued - Forwarded for further action – Regarding.

Reference:

1. Director of Town and Country Planning, Chennai Order No. Roc no. SWP/BPA/0010874/2023, Dated: 28.08.2023.
2. Made by Applicant M/s. New Life Society Trust - Online Application Reference No. SWP/BPA/0010874/2023, Received Dated: 21.06.2023.
3. Assistant Director, Thoothukudi District Town and country Planning office Online Application No. SWP/BPA/0010874/2023, Dated: 05.07.2023 (Forwarded to DTCP Chennai)
4. Deputy Director (i/c), Tirunelveli Regional Office, Proceeding Roc No. 1106/2015/TVL3, Dated: 16.09.2015.
5. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
12. Circular from the Director of Town and Country Planning, Roc no.14063/2020/ Special Cell dated 13.10.2020.
13. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.

- 13.Circular from the Director of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16.04.2009.
- 14.Circular from the Director of Town and Country Planning, Roc no.21075/2009/BA1, Dated: 27.06.2012.
- 15.Circular from the Director of Town and Country Planning, Roc No. 12201/2017/BA1, Dated: 22.09.2017.
- 16.Circular from the Director of Town and Country Planning, Roc No. 14227/2017/Special Cell, Dated: 14.12.2017.
- 17.Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated: 05.02.2020.
- 18.District Officer, Fire and Recuse Services, Thoothukudi, Letter K.Dis. No. 5288/A/2022, Dated: 02.06.2022.
- 19.Demand payment Request letter, Dated: 29.08.2023.
- 20.Applicant M/s. New Life Society Trust, Demand Remittance letter, Dated: 30.08.2023

Vide the Online application 2nd cited, in the reference applicant M/s. New Life Society Trust as requested for the approval for the modification of existing ground and first floor hospital approved building with proposed additional construction of staircase portion in all floors and proposed second and third floor RCC Roof construction of M/s. New Life Multi Speciality hospital building at Thoothukudi District, Eral Taluk, Nalumavadi Panchayat, Nalumavadi Village of S.F.No. 113/1A1A, 113/1A2A & 113/3B1, Site Extent of 5450.00 Sq.m and Total FSI area of 6343.50 Sq.m. and after scrutiny the same was forwarded to Director of Town and Country Planning, Chennai online for Concurrence on 05.07.2023.

In continuation to that, with reference to the letter 1st cited, The Technical Clearance for the modification of existing ground and first floor hospital approved building with proposed additional construction of staircase portion in all floors and proposed second and third floor RCC Roof construction of M/s. New Life Multi Speciality hospital building has been issued by the Director of Town and Country Planning, Chennai, Roc No. SWP/BPA/0010874/2023, Dated: 28.08.2023 under the following Special and General Conditions.

The boundary of the site has been marked as "A to L" and The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 324 /2023 from 31-08-2023 to 30-08-2031 (8 Years)**

The area statement for the Modification of Existing and Proposed Hospital Building is as below

Area of the Site – 5450.0 Sq.m.

Area statement of Hospital Building

Details	Existing Approved Area in Sq.m		Existing Building to be Approved in Sq.m		Proposed Building in Sq.m		Total Area in Sq.m		
	FSI	Non FSI	FSI	Non FSI	FSI	Non FSI	FSI	Non FSI	Total
Ground Floor	1645.00	-	60.60	164.05	21.54	-	1727.14	164.05	1891.19
First Floor	602.40	-	920.14	309.00	21.54	-	1544.08	309.00	1853.08
Second Floor	-	48.54	-	-	1536.14	268.40	1536.14	316.94	1853.08
Third Floor	-	-	-	-	1536.14	316.94	1536.14	316.94	1853.08
Head Room	-	-	-	-	-	160.54	-	160.54	160.54
Total	2247.40	48.54	980.74	473.05	3115.36	745.88	6343.50	1267.47	7610.97

Total FSI Area – 6343.50 Sq.m.

FSI Achieved – 1.164

SPECIAL CONDITIONS

1. The OSR 1 to 4 having an OSR area of 630.71 Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCD&BR-2019, Rule No.41(1)(C).
2. 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 and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant's is above verified for the applicant's entitlement to develop in the site.

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 Govt Departments must be followed scrupulously.
5. 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 of Tamil Nadu combined development and building rules, 2019, (TNCD&BR-2019). 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 as prescribed TNCD&BR – 2019.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
8. Any person wishing to purchase the property must individually ascertain the ownership of the property to the applicant. Also, if any dispute arises over individual rights, 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.
9. Government Registered electrical Contractor must be employed for wiring works during construction.
10. Ref No.18 District Officer, Fire and Recuse Services, Thoothukudi issued terms and Condition to be followed and Local body Should monitor these before getting Final Approval.
11. “The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated: 05.02.2016 shown in Reference - 8 & 9 relating to installation and use of solar energy system, should be followed

GENERAL CONDITIONS

1. As per TNCD&BR-2019, Rule No. 44(1)(a)(ii)(h) Solar water heating system to be erected at the 1/3 portion of total terrace area of the proposed building.
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 18, MAWS, dated: 04.02.2019 a display board of size 60cm x 120cm to be erected which shows site details, building details and BDO engineer details at the place of construction, FSI and Setbacks should be Retained as per Approval Drawing.
11. Seismic Resistance Procedure to be Followed
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
13. Enforcement action Undersection 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Block Development Officer, Alwar Thirunagari Panchayat Union if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
14. The Applicants/developer and also the architects/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
With the Reference 6 and 7 mentioned Government Orders and Reference No 15 mentioned Circular the following conditions to be follow
 - (i) When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from Thoothukudi Local Planning Area
 - (ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director/Member Secretary, Thoothukudi Local Planning Authority, Thoothukudi.

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC)

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

The following fee and charges are collected as follows:

Scrutiny Charge - Rs. 23395.00, Dated: 21.06.2023.

OSR Charge – Nil.

Centage Charge for Land – Nil.

Centage Charge for Building - Rs. 17800.00, Dated: 30.08.2023.

Infrastructure and Amenities Charges - Rs. 769860.00, Dated: 30.08.2023.

CC Charges - Rs. 81918.00, Dated: 30.08.2023.

Security Deposit Charges - Rs. 596242.00, Dated: 30.08.2023.

Display Board Charges - Rs. 1500.00, Dated: 30.08.2023.

Shelter Charges - Rs. 2608.00, Dated: 30.08.2023.

Premium FSI Charges – Nil.

Enclosure

Original Map and Condition - 2 sets

To,

The President,

Nalumavadi Panchayat,

Alwar Thirunagari Panchayat Union,

Eral Taluk, Thoothukudi District.

Copy to

1.M/s. New Life Society Trust,
By Its Project Director,
R.Anburajan, S/o, Rajanayagam,
16, Kuruchi Main Road,
Kulavanikarapuram, Palayankottai,
Tirunelveli - 627002

2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008 - 1 Set

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.

