

PP

APPROVAL RECORD

Planning Permission

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,
Online Building Plan Application – Planning Permission

ROC No: SWP/BPA/0771902/2026

Sir/Madam,

Subject: Additional Institutional Building – District Town and Country Planning Thoothukudi District – Ettayapuram Taluk – Ettayapuram Village, S.F.Nos.692/1A2B, 693/4B, 8, 9B with a Site Area of 52150.00sq.m (As per Patta) - FSI Area of 41501.33sq.m has been already approved - Now Additional S.F.Nos. 692/1A2A, 693/4A, 9A, 10B, 11, 18 & 19 - with a Additional Site Area of 52735.00sq.m (As per Patta) sqm has been added – Total Site area put together is 1,04,885.00 Sqm – Total Already approved, retained and revised additional FSI Area put together is 87840.00sq.m- Technical Concurrence issued – Forwarded for further action - Regarding.

- Reference :
1. Director of Town and Country Planning, Chennai Order Roc No.SWP/BPA /0771902/2026/TCP6, Dated: 05.05.2026 (Technical Concurrence)
 2. Applicant. M/S. Sri Venkateswaraa University, Represented by its Pro Chancellor Mrs. R.Radha, Online Application SWP/BPA/0771902/2026, dated 09.02.2026..
 3. Assistant Director, Thoothukudi District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/0771902/2026, dated: 12.02.2026
 4. Director of Town and Country Planning Proceedings Roc No: 12793/2022/TCP6, Dated: 16.08.2022 & SWP/BPA/0206925/2024/TCP6, Dated: 20.12.2024 (Technical Concurrence No: 312/2022 & 616/2024)

5. Assistant Director, Thoothukudi District, Proceedings
Roc No: 791/2022/TD2, Dated: 21.11.2022. &
SWP/BPA/0206925/2024 Date: 23.01.2025
6. G.O.No.86,Housing and Urban Development
Department, Dated: 28.03.2012.
7. G.O.No.85,Housing and Urban Development
Department, Dated: 16.05.2017.
8. G.O.No.1,Housing and Urban Development
Department, Dated: 05.01.2021.
9. G.O.No.18,Department of Municipal Administration
and Water Supply, Dated: 04.02.2019.
10. G.O.16Department of Municipal Administration and
Water Supply, Dated: 31.01.2020.
11. G.O.No.54,Housing and Urban Development
Department ,Dated: 12.03.2020.
12. Director of Town and Country Planning, Chennai
circular Letter Roc No. 7486/2009/BA2, Dated:
16.04.2009.
13. Director of Town and Country Planning,Chennai circular
Letter
Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai
circular Letter Roc No. 14227/2017/Spl.Cell, Dated:
14.12.2017.
15. District Officer, Fire & Rescue Services
Department Noc, Thoothukudi District, PP/NOC/NO:
8226/ NOC/ NMSB /2026, Dated: 25.02.2026.
16. Member Secretary, State Environment Impact
Assessment Authority, Roc No. 11595/2024 Dated
11.01.2025 & Roc No. 13269/2024 Dated 29.04.2026
17. Joint Director, Agriculture Department Noc letterNo.
Thi3/1136/2021,Dated: 08.04.2021. &
Thi3/1897/2026,Dated: 05.03.2026
18. Director of Town and Country Planning, Chennai circular
Roc No. 4367/2019/BA2, Dated 05.02.2020
19. Demand payment Request letter dated 22.05.2026.
20. M/S. Sri Venkateswaraa University, Ettayapuram
Demand Remittance letter Dated 26.05.2026

ORDER

With reference to the 2nd Cited letter, the Applicant has requested for the Revised and Additional plan Approval of the institutional building in Thoothukudi District – Ettayapuram Taluk – Ettayapuram Village, S.F.Nos.692/1A2B, 693/4B, 8, 9B with a Site Area of 52150.00sq.m (As per Patta) - FSI Area of 41501.33sq.m has been already approved - Now Additional S.F.Nos. 692/1A2A, 693/4A, 9A, 10B, 11, 18 & 19 - with a Additional Site Area of 52735.00sq.m (As per Patta) sqm has been added – Total Site area put together is 1,04,885.00 Sqm – Total Already approved, retained and revised additional FSI Area put together is 87840.00sq.m forwarded to Director of Town and Country Planning Chennai for concurrence.

In the continuation, with reference to the 1st cited letter, the The Technical Concurrence for Revised and proposed additional construction of institutional building with a Total FSI area of 87840.00sq.m has been issued by the Director of Town and Country Planning, Chennai on 05.05.2026

The Technical Concurrence is issued under section 47-A of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 359 /2026. & No: SWP/THOOTHUKUDI / BPA/A.D/D.T.C.P. No. 46/2026**
The Planning permission is valid from 05.5.2026 to 04.05.2034 (8 Years).

The area statement for the Revised and Proposed additional Institutional building

Area of the Site – 104885.00Sq.m (as per patta).

Area of the Site – 104803.03Sq.m (as per site)

Revision and additional institutional building are as follows

	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built up Area in Sq.m
1	Block-04 &05 (Medical College) Revised			
	Ground floor	3337.98	-	3337.98
	First Floor	3028.61	-	3028.61
	Second Floor	3144.77	-	3144.77
	Third Floor	2630.37	-	2630.37
	Fourth Floor	3144.77	-	3144.77
	Head Room	-	108.48	108.48
	Sub Total	15286.50	108.48	15394.98
2	Block-08 (Hospital Block)Proposed			
	Ground floor	7944.20	-	7944.20
	First Floor	7369.32	-	7369.32
	Second Floor	7337.91	-	7337.91
	Third Floor	7026.36	-	7026.36
	Fourth Floor	7026.36	-	7026.36
	Head Room	-	260.65	260.65
	Sub Total	36704.15	260.65	36964.80
3	Block-09 (Nursing College)Proposed			
	Ground floor	1905.76	-	1905.76
	First Floor	1721.06	-	1721.06
	Second Floor	1721.06	-	1721.06
	Third Floor	1721.06	-	1721.06
	Fourth Floor	1721.06	-	1721.06
	Head Room	-	174.21	174.21
	Sub Total	8790.00	174.21	8964.21
	Revised and Proposed Total	60780.65	543.34	61323.99

Already approved FSI Area : 41501.33Sqm

Existing Approved Retained FSI Area : 27059.35 sqm

Block-4 & 5 (Medical College Revised Area) : 15286.50 sqm

Proposed FSI Area : 45494.15Sqm

**Already approved retained, revision and Proposed additional
FSI Area : 87840.00Sqm**

The Technical Concurrence issued with the following Special and General Conditions:-

Special Conditions

1. The OSR-1 area (earmarked as 1 to 4) 5216.53sqm and OSR-2 area (earmarked as 5 to 9) 6210.11sqm. Total OSR area 11426.53sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Conditions stipulated in the Fire NOC cited in the reference 15 issued by District Fire Officer, Thoothukudi, Tamil Nadu Fire and Rescue Services is to be followed scrupulously.
3. Conditions stipulated in the Environmental Clearance cited in the reference 16 issued by The Member Secretary, State Environment Impact Assessment Authority is to be followed scrupulously.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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 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.

7. Applicant should obtain consent from TamilNadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage
8. 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.

9. 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 revised & proposed institutional 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 professional's details at the place of construction.

The Following fees and Charges are collected as follows

Description	Paid Details in Previous file reference to the 5nd files	Paid Details in Present file	Total Payment
Scrutiny Charge	251641.00	279853.00	531494.00
Centage Charge for Land	300.00	3600.00	3900.00
Centage Charge for Building	113600.00	196400.00	310000.00
Infrastructure and Amenities Charges	7802376.00	8711732.00	16514108.00
CC Charges	592896.00	362859.00	955755.00
Security Deposit Charges	3901188.00	4355866.00	8257054.00
Display Board Charges	11500.00	1500.00	13000.00
Shelter Fund Charges	116755.00	96196.00	212951.00
Development Charges for Land	208600.00	315830.00	524430.00
Development Charge for Building	419860.00	468140.00	888000.00

To,

The Executive officer
Ettayapuram Town
Panchayat, Ettayapuram
Taluk, Thoothukudi
District.

Copy To:

Sri Venkateshwara
University, Rep ByIts Pro –
Chancellor,
Mrs.Radha,S.No.692/1, NH 45B, Madurai – Thoothukudi Main Road,
Ettayapuram Taluk,
Thoothukudi District – 628 902.



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.

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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

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



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.

