

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.

**PROCEEDINGS OF THE DEPUTY DIRECTOR / ASSISTANT
DIRECTOR (FAC)**

**THOOTHUKUDI DISTRICT TOWN AND COUNTRY
PLANNING OFFICE**

PRESENT: R.REYSHMA B.E.,M.Plan

Online Building Plan Application – Planning Permission

Application Number: SWP/BPA/0807422/2026

Sir,

Subject: Nursing School & Hospital Building –District Town and Country Planning Office-
Thoothukudi District-Thoothukudi Local Planning area – Thoothukudi Taluk &
Municipal Corporation, Ward-4, Block-22, T.S.No. 3481/1A, 3482/1, 3484, 3485/2,
3486/2B, 3490/2– Site extent of 9868 Sq.m – FSI Area of 14494.02 Sq.m- Planning
Permission issued -Forwarded for further action.

- Reference:
1. Proceedings of the Director, Town and country planning office Vide online application No SWP/BPA/0807422/2026, Dated: 28.04.2026
 2. Applicant. M/s. M.V.Muthurajan & AVMM Associates Pvt Ltd,Online Application No. SWP/BPA/0807422/2026, Dated: 20.03.2026.
 3. The Assistant Director, Thoothukudi District Town & Country Planning Office, Inspection Report of Online Application No. SWP/BPA / 0807422/2026, Dated:24.03.2026.
 4. The Member Secretary, Thoothukudi Local Planning Authority, Proceedings Roc.No.1238/2001-TLPA, Dated.11.09.2001.
 5. G.O.No.86 Housing and Urban Development Department, Dated: 28.03.2012
 6. G.O.No.85 Housing and Urban Development Department, Dated: 16.05.2017.
 7. G.O.No.01 Housing and Urban Development Department, Dated: 05.01.2021
 8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 9. G.O.No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
 10. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
 11. circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
 12. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
 13. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
 14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
 15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.

16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17. District Officer, Fire and Rescue Service, Thoothukudi District, PP NOC No: 27971/NOC/NMSB/2025, dated: 03.12.2025
18. G.O.(3D) No.44, Housing and Urban Development [UD-5(1)] Department, Dated. 09.03.2026.
19. G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025.
20. Demand payment Request Letter from DTCP, Dated: 21.05.2026 requiring payment of Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges.
21. Applicant M/s. M.V.Muthurajan & AVMM Associates Pvt Ltd, Demand Payment Receipt, Dated: 17.06.2026, Payment of Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges
22. G.O.(MS).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023

Fees Details

Scrutiny Fees	Rs. 30139.00	Dated:20.03.2026
Scrutiny Fees(Balance)	Rs. 15000.00	Dated:18.06.2026
OSR Charges	Rs. 40365054.00	Dated:15.05.2026
CC Charges	Rs. 157140.00	Dated:17.06.2026
Centage Charge for Building	Rs. 82000.00	Dated:17.06.2026
Centage Charge for Land	Rs. 2100.00	Dated:17.06.2026
Development Charge for Land	Rs. 18240.00	Dated:17.06.2026
Development Charge for Building	Rs. 139770.00	Dated:17.06.2026
Infrastructure and Amenities Charges	Rs. 2726000.00	Dated:17.06.2026
Display Board Charges	Rs. 1500.00	Dated:17.06.2026
Shelter Charges	Rs. 5644890.00	Dated:17.06.2026
Security Deposit Charges	Rs. 1363000	Dated:17.06.2026
Flag day Fund	Rs. 17000.00	Dated:18.06.2026

Body of the letter:

With reference to the 2nd Cited letter, the applicant M/s. M.V.Muthurajan & AVMM Associates Pvt Ltd applied for the additional building approval of Nursing School & Hospital building in Thoothukudi District, Thoothukudi Taluk & Municipal Corporation, Ward-4, Block-22, T.S.No. 3481/1A, 3482/1, 3484, 3485/2, 3486/2B, 3490/2, site extent of 9868 Sq.m.

The Assistant Director of the Thoothukudi District Town and Country Planning Office has recommended the proposal with site inspection remarks. The applicant obtained relaxation

for setback violation as per G.O. vide reference 18th cited, the applicant's request has been accepted and the boundary of the site has been earmarked as "A to R"..

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the revised and additional construction of Nursing School & Hospital building proposal and numbered as **B.P / DTCP No: 339/2026**.

With reference to the letter 20th cited, Demand was issued to the applicant on 21.05.2026. Applicant remitted the required fees and submitted remittance letter in this office on 17.06.2026. The area statement of the Existing approved and proposed additional Nursing School & Hospital building is as below..

Area of the Site - 9868.0 Sq.m.

Details	Existing Approved FSI and Constructed Area (in Sq.m)	Proposed FSI Area (in Sq.m) (Existing building)	Non FSI Area (in Sq.m)	Total Built-up Area (in Sq.m)
Block - 1 (Nursing School cum Hospital Building)				
Ground Floor	2008.83	1204.08	-	3212.91
First Floor	1699.75	1390.80	-	3090.55
Second Floor	1680.80	1426.97	-	3107.77
Third Floor	1194.30	1701.15	-	2895.45
Fourth Floor	66.33	1988.89	-	2055.22
Head Room	-	-	104.81	104.81
Block - 2 (Oxygen Cylinder Room)				
Ground Floor	-	132.12	-	132.12
Total	6650.01	7844.01	104.81	14598.83

Already Approved FSI - 6650.01 Sq.m

Proposed FSI Area - 7844.01 Sq.m

Total FSI Area - 14494.02 Sq.m

Total FSI achieved - 1.468 < 2.00

Parking provided - 150 Nos mechanical car parking provided.

- 17 Nos onsite parking provided.

The Planning Permission is issued under section 49 of Town and Country Planning Act, 1971 and the following Special and General Conditions for the above proposal and numbered as **Planning Permission No.65/2026 and Approval No: SWP/THOOTHUKUDI/BPA/A. D/D.T.C.P. No. 50/2026 from 18-06-2026 to 17-06-2034 (8 Years)**

Special Conditions.

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled 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 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.
4. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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

5. 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.
6. The specific design brochure for the above said Hospital building site shall be obtained from a standard, reputed design agency for the provided mechanical stack parking.
7. The Regulations for Special Provisions for Hospital Buildings to be followed as per TNCDBR 2019 Annexure IX except wherever parameters / dimensions relaxed in the G.O. vide reference 18th cited.

General Conditions

1. Solar water heating system to be provided to the proposed building and 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 registered professional details at the place of construction.
11. As per references cited, government orders and circulars, centage charges, infrastructure and amenities charges and other relevant charges are to be collected and further action taken by the district officer.

Encl: Building Plan Map

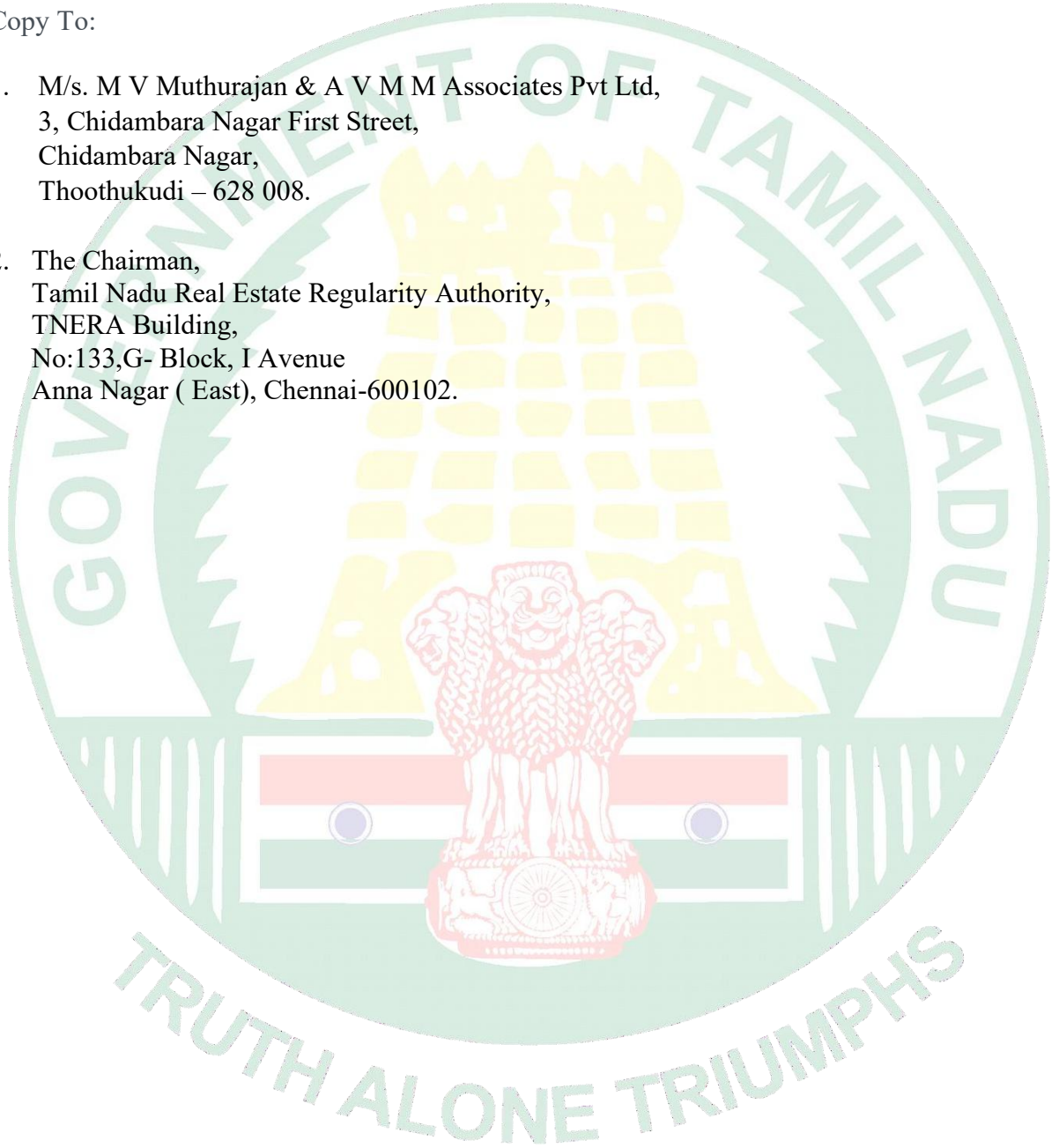
Deputy Director/Assistant Director (FAC)
District Town and Country Planning Office
Thoothukudi

To:

The Commissioner
Thoothukudi Corporation
Thoothukudi

Copy To:

1. M/s. M V Muthurajan & A V M M Associates Pvt Ltd,
3, Chidambara Nagar First Street,
Chidambara Nagar,
Thoothukudi – 628 008.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNERA Building,
No:133,G- Block, I Avenue
Anna Nagar (East), Chennai-600102.



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.

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Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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What you are allowed to build here: floor space, height, coverage and setbacks.

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Run the transaction in one place: documents, stamping, signatures and the parties.

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The registers themselves, read for you.

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Patta and Chitta

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

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Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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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.

