

PP

APPROVAL RECORD

Planning Permission

Tirunelveli

Tirunelveli 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 Office
Tirunelveli District/Tirunelveli Local Planning Authority
Proceedings of Joint Director/Member Secretary
Present: Thiru.P.RANGANATHAN, B.E.,M.Tech.,(IITD),AITP.

Online Application No: SWP/BPA/0005266/2023 **Date.25.07.2023**

Sir/ Madam,

SUBJECT: Hospital Building – District Town and Country Planning - Tirunelveli District – Tirunelveli Local Planning Authority – Tirunelveli City Municipal Corporation - Palayamkottai Taluk - S.F.No.959part, Palayamkottai village – Thatchanallur ward, ward - AY, Block - 5(Old ward-6, Block-5), T.S.Nos.339/1A2B, 339/1B, 339/3, 339/4, 340/4, 340/8 site area of 2984.00sq.m. - FSI area of 10636.98sq.m - Proposed Construction of High Rise Building - Block-1:Hospital building (Basement Floor - 1,2,3 + Ground Floor + 8 Floors) - Block-2:Office building (Ground Floor + 3 Floors) - Technical concurrence issued by Directorate of Town and Country Planning - Planning Permission issued - forwarded for further action - Reg.

REFERENCE:

1. Thiru.R.Venkatesh, M/s.Kauvery Hospital, Online Application Reference No.SWP/BPA/0005266/2023, dated: 15.02.2023.
2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai vide Roc. No:SWP/BPA/0005266/2023, dated.10.07.2023.
3. Minutes of the HRB panel meeting held on 28.04.2023, Agenda No.3.
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.1, Housing and Urban Development Department, dated: 05.01.2021.
7. G.O.No.18, Municipal Administration and Water Supply Department, dated: 04.02.2019and G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020.

8. G.O. No.54, Housing and Urban Development Department, dated: 12.03.2020.
9. Director of Town and Country Planning, Chennai circular Letter Roc No.7486/2009/BA2, dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No.21075/2009/BA1, dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl cell, dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, dated: 05.02.2020.
14. G.O.53, Housing and Urban Development Department, dated.14.06.2018.
15. G.O.138, Housing and Urban Development Department, dated.04.06.2004.
16. Tamil Nadu fire and Rescue Services Department DGP / Director Lr.R.Dis.No.2510/C1/2023, PP.NOC.No.42/2023, dated. 05.04.2023.
17. Airport Authority of India Noc Id: TUTI/SOUTH/B/ 051623/ 757653, dated: 30.05.2023.
18. Demand Payment Request Letter, dated.12.07.2023.
19. Applicant Thiru.R.Venkatesh charges/fees remittance letter dated.13.07.2023.
20. Tirunelveli Local Planning Authority Resolution No.53, dated.18.07.2023.
21. OSR payment request letter Roc. No.99/2023TVLD3, dated.24.07.2023.
22. Applicant Thiru.R.Venkatesh OSR charges remittance letter dated.25.07.2023.

ORDER:

With reference to the 1st cited letter, applicant Thiru.R.Venkatesh, M/s.Kauvery Hospital has requested for the approval of Block-1:Hospital Building (Basement Floor - 1, 2, 3 + Ground Floor + 8 Floors) - Block-2:Office building (Ground Floor + 3 Floors), High Rise Hospital building in Tirunelveli District, Tirunelveli Local Planning Authority, Tirunelveli City Municipal Corporation, Palayamkottai Taluk, S.F.No.959part of Palayamkottai village, Thatchanallur ward, ward - AY, Block - 5(Old ward-6, Block-5), T.S.Nos.339/1A2B, 339/1B, 339/3, 339/4, 340/4, 340/8, site area of 2984.00sq.m and FSI area of High Rise Hospital building is 10636.98sq.m.

The above HRB hospital building proposal was placed in High Rise Building Panel meeting held on 28.04.2023. The subject was discussed and suggestions of High Rise Building panel were obtained.

The Technical Concurrence for the above said High Rise Hospital building proposal has been issued by the Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act 1971 vide 2nd cited reference and the boundary of the site has been marked as “A to E” and numbered as ***B.P/DTCP No:246/2023.***

On the receipt of the requisite charges vide Reference No: 19th and 22nd cited above, the Planning Permission is issued for the above proposed site and High Rise Hospital building is numbered as **P.P/B.P/TLPA No: SWP/70/2023.**

The area statement for the Proposed High Rise Hospital building is as below.

Area of Site - 2984.00Sq.m

Proposed Building - High Rise Hospital Building.

Building area details:

Block-1 Hospital Building (Basement Floor 1, 2, 3 + Ground Floor +8 Floors)

Block- 2 Office Building (Ground Floor +3 Floors)

Description	FSI Area (Sq.M)	` Non FSI Area (Sq.M)		Total Built up Area (Sq.M)
		Parking	Duct, Head Room	
Block-1 Hospital				
Basement-3	-	2101.86	-	2101.86
Basement-2	-	2101.86	-	2101.86
Basement-1	-	919.67	-	919.67
Ground Floor	1128.33	-	21.58	1149.91
1 st Floor	1136.53	-	13.38	1149.91
2 nd Floor	1136.53	-	13.38	1149.91
3 rd Floor	1136.53	-	13.38	1149.91

4 th Floor	1136.53	-	13.38	1149.91
5 th Floor	1126.93	-	22.98	1149.91
6 th Floor	1126.34	-	23.57	1149.91
7 th Floor	1099.51	-	50.40	1149.91
8 th Floor	1099.51	-	50.40	1149.91
Terrace Floor	98.04	-	223.31	321.35
BLOCK - 2 Office Building				
Ground Floor	-	137.40	-	137.40
1 st Floor	137.40	-	-	137.40
2 nd Floor	137.40	-	-	137.40
3 rd Floor	137.40	-	-	137.40
TOTAL	10636.98	5260.79	445.76	16343.53

Total FSI Area = 10636.98Sq.M

$$\begin{aligned}
 \text{FSI} &= \frac{\text{FSI area}}{\text{Site area}} \\
 &= \frac{10636.98}{2984.00}
 \end{aligned}$$

Premium FSI = 3.565 > 3.25

The Planning Permission is hereby issued with the following Special and General Conditions:

SPECIAL CONDITIONS:

1. OSR Charges of Rs.74,05,000/- is remitted in government head of account, dated.25.07.2023.
2. Premium FSI Charges of Rs.1,16,50,395/- is remitted in government head of account, dated.13.07.2023.
3. It is the 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 do 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 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.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, 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 assert ownership of the property to the applicant. Also, if any dispute arises over the individual rights of the said property, 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.

8. 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.
9. Set back area should be free of any obstruction, such as fountains, statues, flower pots, decorative idols, ramps etc., to facilitate movement of vehicle and people during emergency.

10. Minimum of two large 'louvered windows' (with adequate safety provision) shall be provided in each floor for easy evacuation of persons, wherever the building is fully glazed.
11. Fire Lifts with alternate power supply outside the building shall be provided.
12. Fire fighting training shall be given for selected employees in each hospital. The Hospital Authorities shall approach the Directorate of Fire & Rescue Service Department (DF&RS) for imparting such training.
13. Regular mock drills shall be conducted once in every six months with the help of DF&RS to ensure effective functioning of all safe guards built for fire and life safety.
14. All Government / Private hospitals shall display in suitable places, within the premises, declaration enlisting the safety measures and escape routes provided in the hospital. This declaration should be displayed on a board in Tamil and English.
15. If any court case/dispute is pending with reference to this proposal, the Technical concurrence would be treated as Invalid.
16. It is only the responsibility of the builders to ensure the stability of the Building.
17. 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).
18. 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 is to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections.

GENERAL CONDITIONS:

1. The Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from 25.07.2023 to 24.07.2031 (8 Years)
2. Solar Water Heating System should be installed in the Proposed High Rise Hospital building.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
5. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18 Municipal Administration and Water Supply Department, dated: 04.02.2019 and G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020..
6. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed Hospital Building by his own expenses.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules.
9. As per G.O.No.341 Municipal Administration and Water Supply Department, dated 03.11.2004 “U” Trap in the septic tank design to be provided.
10. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.

- 11.As per G.O. No. 18, Municipal Administration and Water Supply Department, 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.After issuing Final Approval, the original copy of the approved plan and the copy of the Proceedings shall be sent to the Owner and the copy of the same should be sent to the Joint Director/Member Secretary, District Town and Country Planning Office/Tirunelveli Local Planning Authority, Tirunelveli.
- 13.G.O.17, Housing and Urban Development 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.
- 14.Building final Approval order should be obtained from The Commissioner, Tirunelveli City Municipal Corporation.
- 15.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.
- 16.Government Registered Electrical Contractor must be employed for wiring works during construction.
- 17.The Commissioner, Tirunelveli City Municipal Corporation should ascertain whether there are any pending court cases against the proposed site /building before issue of final approval.

FEES DETAILS

Charges Paid Details

S. No	Fees Details	Amount
1.	Scrutiny Fees	Rs.25,661/-dated.13.01.2023 and Rs.11,600/- dated.14.07.2023.
2.	CC Charges	Rs.1,75,911/-dated.13.07.2023
3.	Centage Charge for Land	Rs.1,800/-dated.13.07.2023

4.	Centage Charge for Building	Rs.55,800/-dated.13.07.2023
5.	Display Board Charges	Rs.10,000/-dated.13.07.2023
6.	Infrastructure and Amenities Charges	Rs.39,88,875/-dated.13.07.2023
7.	Security Deposit	Rs.19,94,438/-dated.13.07.2023
8.	Shelter Charges	Rs.22,74,146/-dated.13.07.2023
9.	Premium FSI Charges	Rs.1,16,50,395/-dated.13.07.2023
10.	Development Charges for Land	Rs.11,936/-dated.13.07.2023
11.	Development Charges for Building	Rs.1,63,440/-dated.13.07.2023
12.	OSR Charges	Rs.74,05,000/-dated.25.07.2023.

Member Secretary/Joint Director,
Tirunelveli Local planning Authority/
District Town and Country Planning Office,
Tirunelveli.

To

The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.

Copy To:

Thiru.R.Venkatesh,
S/o.T.Rengasamy,
1/54B, Indira Colony, Vannarapettai,
Palayamkottai,
Tirunelveli - 627 003.

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

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Guideline value by survey

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