

PP

APPROVAL RECORD

Planning Permission

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.,

Roc.No : SWP/BPA/0724798/2025

Date: 28.01.2026.

Subject: Planning Permission - Proposed Additional Construction of Hospital Building - Office of the District Town and Country Planning - Tirunelveli District – Tirunelveli Local Planning Authority - Tirunelveli Corporation – Thatchanallur ward office - Ward -AX - Block No:01 - T.S.No:11/1A,11/2A,11/3A and 12/3 - with site extent of 3157.44 Sq.m - Palayamkottai village -S.No:140/1A,145/1 part,145/2A part and 146/1A part - Proposed Additional Construction of (G.F+2F) Hospital Building for FSI Area 2114.89 Sq.m- Planning Permission issued - forwarded for further action - Reg.

- Reference:**
1. Proceeding of Member Secretary, Tirunelveli Local Planning Authority vide Reference No:295/2015/தி.உ.தி.ரு (P.P No:33/2017)
 2. Applicant Thiru.Dr.P.JANKIRAM and Thiru.Dr.J SIVASANKAR online application No: SWP/BPA/0724798/2025, Dated: 19.09.2025.
 3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O.No.80, Housing and Urban Development Department, Dated: 19.09.2025.
 5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O.No.18, Housing and Urban Development Department, Dated: 04.02.2019.
 7. G.O.No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and G.O.No.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
 8. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/BA2, Dated: 16-04-2009.
 9. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/BA1, Dated: 27-06-2012.
 10. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, Dated: 22-09-2017.
 11. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14-12-2017.
 12. Circular from the Director of Town and Country Planning, Roc

- No. 8557/2019/GR, Dated: 08.05.2019.
13. G.O.No.1, Housing and Urban Development Department, Dated: 05.01.2021.
 14. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, Dated: 22.01.2021.
 15. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23.04.2022
 15. Letter from the Director of Town and Country Planning, Roc No. 3690/2023/TCP6, Dated: 02.03.2023
 16. Demand Payment Request Letter, Dated.23.01.2026.
 17. District Officer, TamilNadu Fire and Rescue Service Department letter, License No.7055/RFL/NMSB/2025 ,dated:15.05.2025.
 18. Applicant Thiru.Dr.P.JANKIRAM and Thiru.Dr.J SIVASANKAR online application No: SWP/BPA/281682/ 2024, Dated: 02.07.2024.(Application returned on 12.07.2024)
 19. Demand Remittance by applicant dated.23.01.2026.
-

Vide reference 1th cited, Planning Permission was issued by the Member Secretary, Tirunelveli Local Planning Authority. Vide reference 2nd cited, now the applicant requested for proposal of revised Hospital Building and additional FSI area has been added to the above said approval and Total FSI area of 2114.89 Sq.m.

The applicant has requested for the construction of the proposed Additional Hospital Building in Tirunelveli District, Tirunelveli Local Planning Authority , Tirunelveli Corporation , Thatchanallur ward office ,Ward -AX , Block No:01 - T.S.No:11/1A,11/2A,11/3A and 12/3 , with site extent of 3157.44 Sq.m ,Palayamkottai village ,S.No:140/1A,145/1 part,145/2A part and 146/1A part Proposed Additional Construction of (G.F+2F) Hospital Building for FSI Area 2114.89 Sq.m.

The proposal was rejected due to internal violations in the existing building vide 18th cited letter, dated:12.07.2024.

Vide 4th cited letter the applicant has filed appeal to the Government and the appeal committee decided as below

Dr. P. ஜானகிராம் மற்றும் Dr.J.சிவசங்கர், திருநெல்வேலி அவர்களின் மேல்முறையீடானது உரிய ஆவணங்களுடன் பரிசீலிக்கப்பட்டது-பரிசீலனைக்குப்பின் மேலே பத்தி .4ல் காணும் மேல்முறையீட்டுக்குழுவின் பரிந்துரையை ஏற்று திருநெல்வேலி மாவட்டம், தச்சநல்லூர் வார்டு, பாளையங்கோட்டைகிராமம் சர்வேஎண்.140/1A,145/1 (பகுதி(, 145/2 (பகுதி(& 146/1 (பகுதி(, வண்ணாரப்பேட்டை பைபாஸ் ரோடு விரிவு அபிவிருத்தித் திட்டம்

எண்.1 தெற்கு புறவழிச்சாலை புதிய நகரளவை எண் .11/1IA, 11/2A, 11/3A & 12/3 வார்டு AX - பிளாக் 01, கதவு எண் .34/A4ல் உள்ள Dr. P. ஜானகிராம் மற்றும் Dr. J. சிவசங்கர் ஆகியோருக்குச் சொந்தமான இடத்தில் நிலையிலுள்ள மருத்துவமனைக் கட்டிடத்தில் கூடுதலாக கட்டிடம் கட்ட அனுமதி வேண்டியபோது திருநெல்வேலி மாவட்ட நகர் ஊரமைப்பு அலுவலகத்தால் மறுக்கப்பட்டதைத் தொடர்ந்து மனுதாரர்கள் தமிழ்நாடு நகர் மற்றும் ஊரமைப்புச் சட்டம் 1971, பிரிவு 79-ன் கீழ் அளித்த மேல்முறையீட்டினை பரிசீலித்ததில் மருத்துவமனையில் கட்டப்படவிருக்கும் கூடுதல் கட்டிடம், பக்கத்திறவிடம் மற்றும் வாகன நிறுத்த தேவைகளை பூர்த்தி செய்வதாலும், 2.40 மீட்டர் அகலம் கொண்ட கூடுதல் சாய்வு தளம் அமைந்துள்ளதாலும், தமிழ்நாடு ஒருங்கிணைந்த வளர்ச்சி மற்றும் கட்டிட விதிகள் 2019-இல் இணைப்பு IX விதி 1) தொடர்பான சாய்வுப் பாதை அகலம் மற்றும் சாய்வுப் பாதையை சரி செய்ய வேண்டும் என்ற நிபந்தனைக்குட்பட்டு நடைபாதை அகலம் தொடர்பான TNCDBR இன் விதி 42(iii) b-ஐ தளர்வு செய்து இம்மேல்முறையீட்டை அனுமதித்து அரசு ஆணையிடுகிறது.

On the receipt of the requisite charges vide Reference No.19st cited above, the Planning Permission is issued for the above proposed site and Hospital Building is numbered as **Planning permission No. PP/B.P/TLPA No : SWP/13/2026 from 28-01-2026 to 27-01-2034 (8 Years)**. Planning Permission has been issued with the following general and special conditions.

Proposal Details: -

Area of Site – 3157.44 Sq.m

FSI Area – 2124.89 Sq.m

Height of the building - 10.88m

Building details:- Proposed Additional construction of Hospital Building

S.No	Floor Details	Existing Approved Building area in sq.mt		Proposed Building to be approved in sq.mt		Total Area (Sq.m)	
		F.S.I Area (Sq.m)	Non F.S.I Area (Sq.m)	F.S.I Area (Sq.m)	Non F.S.I Area (Sq.m)	F.S.I Area (Sq.m)	Non F.S.I Area (Sq.m)
1.	Ground Floor	468.96	3.71	285.73	-	754.69	3.71
2.	First Floor	366.12	3.71	285.73	-	651.85	3.71
3.	Second Floor	-	25.42 (Existing building to be removed)	708.35	-	708.35	-
4.	Head Room	-	-	-	88.64	-	88.64
Total		835.08	(32.84 - 25.42) 7.42	1279.81	88.64	2114.86	96.06

$$FSI = \frac{2114.86}{3157.44} = 0.670 < 2.00.$$

As per Rule No.11 of Tamil Nadu Combined Development and Building Rules 2019:

The Permission granted by the competent authority shall not mean responsibility or Clearance of the Following aspects,

- Title or Ownership of the site or Building
- Easement Rights.
- Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Registered Engineer and Structural Engineer on Record as the case may be, shall be responsible for defects in the design.
- Workmanship, Soundness of Structure and Materials used.
- Quality of Buildings Services and amenities the construction of Building.
- Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

Special Conditions:

- It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
- 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.

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 Directorate of Town and Country Planning Department has not legally certified the title of the ownership by granting technical clearance or planning permission. Only the applicant's entitlement to develop is verified in the documents submitted with the applicant's application (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 arises dispute individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the appropriate organization to decide this.
6. 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.
7. As per TNCDBR 2019 Norms specified in Annexure IX shall be followed for Hospital building.
8. It is only the responsibility of the builders to ensure the stability of the Building.
9. 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).
10. 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.
11. 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.
12. 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.

13. Fire Lifts with alternate power supply outside the building shall be provided.
14. 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.
15. 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.
16. 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.

Conditions:

1. The planning permission is valid for eight years from the date of issue. Period of Planning Permission will be from 28-01-2026 to 27-01-2034.
2. Solar Water Heating System should be installed in Proposed Additional Construction of Hospital Building Parking as suggested in the building should be utilized as it is in the approved Building plan.
3. The setback spaces should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
4. The Proposed Additional Construction of Hospital 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, 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, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
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. The drinking water over head tank, well and Bore well located in the plot should be equipped with preventive measures.
8. Fire prevention and fire fighting equipment should be provided in the proposed construction as required by law.
9. As per G.O. No.341, Department of Municipal Administration and Water Supply, Dated: 03.11.2004, "U" Trap should be installed in septic tank.
10. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
11. 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.
12. Final building Approval order should be obtained from The Commissioner, Tirunelveli City Municipal Corporation.

13. 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.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.
15. The concerned local body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

Fees Details

Charges Paid Details

Description	Amount	Date
1. Development Charges for Land	Rs.15,790 /-	23.01.2026.
2. Development Charges for Building	Rs.22,210/-	23.01.2026
3. Centage Charge For Land	Rs.1,200/-	22.01.2026
4. Centage Charge for Building	Rs.7000/-	22.01.2026
5. Infrastructure and Amenities Charges	Rs.2,41,500/-	22.01.2026
6.OSR Charges	Rs.52,70,538/-	22.01.2026
7. Security Deposit Charges	Rs.1,99,750/-	23.01.2026
8. Completion Certificate Charges	Rs.23,905/-	23.01.2026
9. Display Board Charges	Rs.1,500/-	23.01.2026
10. Scrutiny Fees	Rs.7,492/-	09.12.2025.

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

To,

1. The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.
2. Thiru.Dr.P.JANKIRAM and Thiru.Dr.J SIVASANKAR,
No:20/21 J.R. Illam, 1st Middle Street,
Thiyagaraja Nagar,
Maharaja Nagar Post,
Palayamkottai, Tirunelveli - 627011

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

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.

