PP APPROVAL RECORD

Planning Permission

Tiruppur 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.

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PROCEEDINGS OF THE ASSISTANT DIRECTOR

'PUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: THIRU. A. ELUMALAI., M.E., M.A(YOGA)., ASSISTANT DIRECTOR

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/764172/2026

Subject **HRB – Revision and Additional Hospital Building** – District Town and Country Planning Office - Tiruppur District, Tiruppur North Taluk, Tiruppur Corporation, Ward - D, Block No.12, T.S.No.2 (Old Ward-D, Block-9, T.S.No.16/1A1B, 16/1B1 and 16/1B2) with total Site Area: 4515.00 Sq.m (As per TSLR) FSI Area of 7845.18 Sw.m – has been already Approved – Proposed Additional FSI Area 2099.53 Sq.m – Total revision to already approved and proposed additional FSI Area put together is 9944.71 Sq.m - Technical Concurrence issued – Forwarded for further action-Reg.

Reference :

1. Application Reference No. SWP/BPA/764172/2026 received from **Shri Kumaran Medical Centre Pvt Ltd (Sri Kumaran Hospital) and Sri Kumaran Institute of Paramedical Science, By its Chairman, Dr.S.Sendilkumaran,** Tiruppur on 28.01.2026.
2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/764172/2026, dated 04.03.2026.
3. Director of Town and Country Planning, Chennai Proceedings Roc No.1704/2022/TCP3, Dated:14.03.2022 (B.P/D.T.C.P.No.45/2022)
4. Member Secretary / Assistant Director (i/c), Tiruppur Local Planning Authority, Tiruppur District Town and Country Planning Proceedings Roc No.150/2022/TD /TLPA, dated.13.10.2022. (Planning Permission No.64/2022).
5. High Rise Building Panel Meeting held on 19.02.2026 (Agenda No:10).

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.01, 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.16 Department 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. 21075/2009/BA1, Dated: 27.06.2012.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. G.O.(Ms)No.95,Housing and Urban Development (UD4(1) Department, Dated: 04.08.2023.
17. Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2, Dated: 05.02.2020.
18. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025
19. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)),dated 08.10.2025.
20. DGP/ Director,Tamil Nadu Fire and Rescue Services, Letter.PP.NOC.No.84/2026, Dated. 27.02.2026.

21. Applicant. Shri Kumaran Medical Centre Pvt Ltd (Sri Kumaran Hospital) and Sri Kumaran Institute of Paramedical Science, By its Chairman, letter regarding Temporary Shed Demolished and informed Dated: 04.03.2026.(Temporary Shed Demolished Photos Enclosed)
22. Fees paid details received from Applicant on 11.03.2026.

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Order:

In the reference to the 1st Cited letter, the applicant **Shri Kumaran Medical Centre Pvt Ltd (Sri Kumaran Hospital) and Sri Kumaran Institute of Paramedical Science, By its Chairman**, **Dr.S.Sendilkumaran**, Tiruppur has requested for the revision and addition of Hospital building (Basement & Ground + 4 Floors) and 5th floor addition to the Planning Permission has been already issued in the reference 4th Cited for an FSI area of 7845.18 sqm in a Site Area of 4515.00 Sqm (As per TSLR) at Tiruppur District / Corporation / North Taluk, Ward D, Block No.12, T.S.No.2 (Old Ward-D, Block-9, T.S.No.16/1A1B, 16/1B1 and 16/1B2.

Now, in the already approved site, revision and addition of Hospital building (Basement & Ground + 4 Floors) and 5th floor additional construction. Proposed additional FSI area of 2099.53sqm. Total already approved and revision and addition to already approved proposed additional FSI area put together is 9944.71Sqm

5th Cited the above revision and additional HRB Hospital proposal was placed in High Rise Building Panel meeting held on 19.02.2026. The subject was discussed and recommendations of High Rise Building panel were obtained.

In the reference 2nd cited above the Director of Town and country planning, Chennai issued Technical clearance is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 172/2026.,**

On the receipt of requisite charges vide reference 22nd cited above, the boundary of the site has been marked as "A to I" and has been issued Technical Clearance for the Revised and Additional construction of R.C.C. Roof **HRB Revision and Additional Hospital Building** and numbered as **Planning Permission No: 30/2026,** With the validity from. 07.04.2026 to 06.04.2034 (8 Years)..

Details

Area of Site – 4515.00Sq.m (As per Patta)

Area of site – 4359.95 Sq.m (As per Super imposed)

Additional HRB Hospital Building area statement in sqm

S. No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Deduction	Total (Sqm)
Block – A (Main Building)					
1.	Basement Floor	-	1259.58	-	1259.58
2.	Ground Floor	1610.99	-	36.86	1610.99
3.	First Floor	1643.08	-	32.21	1643.08
4.	Second Floor	1645.33	-	30.98	1645.33
5.	Third Room	1632.20	-	29.09	1632.20
6.	Fourth Floor	1592.62	-	48.27	1592.62
7.	Fifth Floor	1375.77	-	90.36	1375.77
8.	Head Room	-	46.43	-	46.43
Sub Total		**9499.99**	**1306.01**	**267.77**	**10806.00**
Block – B (Women's Hostel)					
1.	Stilt Floor	-	222.36	-	222.36
2.	First Floor	222.36	-	-	222.36
3.	Second Floor	222.36	-	-	222.36

4.	Head Room	-	45.06	-	45.06
Sub Total		**444.72**	**267.42**	-	**712.14**
1.	Multi - Level Parking	-	2417.59	-	2417.59
2.	Watchman Booth	-	6.00	-	6.00
Total		**9944.71**	**3997.02**	**267.77**	**13941.73**

Already Approved FSI Area : 7845.18 sqm

Revision and addition Total FSI Area : 9944.71sqm

Normally Permissible FSI : 2.0

Achieved FSI : 2.28

Premium FSI : 0.28

The technical clearance is issued with the following General and Special Conditions: -

Special Conditions

1. On 07.10.2022 Rs.42,36,000 and on 05.03.2026 Rs.28,37,052/-Total OSR amount of Rs. 70,73,052 the applicant has paid the OSR fees for Guideline Value of the 10% OSR land.
2. Structural Design report and drawing vetted Approved from PWD on 01.04.2026
3. Conditions stipulated in the Noc cited in the reference 19th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously
4. The applicant has paid Premium FSI Charges & Shelter Charges on 11.03.2026.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

7. 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.

8. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of Sewage.

9. According to the Circular No. 12544/14 / CB dated: 04.07.2014, 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.

10. 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.

11. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that the Development shall be structurally sound and adequate safety measures are taken during the process of construction.

9. "The Tamil Nadu Government in G.O.Ms.No. 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.

General Conditions

1. After the technical clearance issued by Assistant Director, District Town and Country Planning Office
   1. If the details given by the applicant is found to be false(or)
   2. If the applicant fails to follow the rules and Norms,

   The competent authority concern can cancel or revise the planning permission issued.
2. Solar water heating system to be provided to the proposed Hospital building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
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.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18 and 16, Department of Municipal Administration and Water Supply, Dated. 04.02.2019 and 31.01.2020.

6. 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.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules.
9. As per Rules. GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. As per G.O No18 Department of Municipal Administration and Water supply Dated 04.02.2019 a display board of size 60cmx120 cm to be erected which shows site details, building details and Municipality engineer details at the place of construction.
12. In case the documents submitted for approval is found fake the planning permission issued by this office would be cancelled without intimation to the applicant.
13. If any court case is pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details:

Sl.No.	Charges		Amount in Rupees	Date
1.	Scrutiny Fees		34,554/-	28.01.2026
2.	Centage Charges	for land	300/-	11.03.2026
		for Building	30,000/-	
3.	Security Deposit		16,82,925/-	

		11,18,000/- (Already Paid)	
4.	Infrastructure and Amenities charges	33,65,850/- 22,36,000/- (Already Paid)	
5.	Display board charges	10,000/-	
6.	CC Charges	23,644/- 1,26,500/- (Already Paid)	11.03.2026
7.	Shelter Charges	13,06,461/-	
8.	Development Charges for Building	2,79,000/-	
9.	Development Charges for Land	22575/-	
10.	Premium FSI Charges	96,41,808.00/-	

Assistant Director of Town and Country Planning,
District Town and Country Planning Office,
Tiruppur District.

To

The Commissioner,
Tiruppur Corporation,
Tiruppur District.

Copy To

Shri Kumaran Medical Centre Pvt Ltd (Sri Kumaran Hospital) and
Sri Kumaran Institute of Paramedical Science,
By its Chairman, Dr.S.Sendilkumaran,
2/4, Kumar Nagar East, 2nd Street Extension,
Tiruppur – 641603.

THE LANDLENS SUITE

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Verify My Land
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.
/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
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- Seller background check
- Approval check by survey

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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

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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
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Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
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