

PP

APPROVAL RECORD

Planning Permission

Tiruvallur 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, Tiruvallur District.

Online Building Plan Application – Technical Clearance

Application No.SWP/BPA/672279/2025,

Date:21.05.2026

dam,

Sub: Hospital Building – District Town and Country Planning Office – Tiruvallur District – Tiruttani Taluk/Municipality – Tiruttani Village – Ward-E, Block-59, T.S.No.1 (Old S.F.No.130) and Ward-E, Block-60, T.S.No.46 (Old S.F.No.129/1)-Site area 24840.50 Sq.m and with an existing constructed building FSI area is 9302.36 Sq.m and proposed building only submitted for clearance FSI area is 6702.00 Sq.m. Total put together FSI area is 16004.76 Sq.m – Technical Clearance issued for the proposed Building - Forwarded for further action - Regarding.

- Ref:**
1. M/s. Government Headquarters Hospital, Online Application No. SWP/BPA/672279/2025, Dated: 08.10.2025.
 2. Proceedings of Director, Town and Country Planning, Chennai Roc. No.SWP/BPA/672279/2025, Dated.29.04.2026 (Technical Concurrence (B.P/DTCP No.348/2026).
 3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 7. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 9. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 10. G.O. No.225, Housing and Urban Development Department [UD4(1)], Dated: 26.11.2024.
 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
16. District officer, Fire & Rescue Services, Tiruvallur, PP.NOC No.5876/NOC/NMSB/2025, Dated: 30.10.2025.
17. Sub Collector, Tiruvallur District Roc.No.25750/71A5, Dated: 25.10.2025.
18. G.O.(MS)No.27, Health and family Welfare (EAPII-2) Department, Dated: 24.01.2023.
19. G.O.(3D) No.60, Housing and Urban Development Department [UD45(1)], Dated: 27.06.2025.
20. G.O.No.263, Housing and Urban Development Department [UD4 (L.Re-1)], Dated: 09.09.2025.

Order:

With reference to the 1st Cited letter, the applicant M/s. Government Headquarters Hospital has requested for the approval of Hospital building at Tiruvallur District, Tiruttani Taluk/Municipality, Tiruttani Village, Ward-E, Block-59, T.S.No.1 (Old S.F.No.130) and Ward-E, Block-60, T.S.No.46 (Old S.F.No.129/1), Site area 24840.50 Sq.m and with an existing constructed building FSI area is 9302.36 Sq.m and proposed building only submitted for clearance FSI area is 6702.00 Sq.m. Total put together FSI area is 16004.76 Sq.m

The applied Building area is more than the district officer power limits due to that the application submitted to the Director Town and country planning for technical concurrence. The applicant request has been accepted and the total site area of 24840.50 Sq.m and the Proposed Hospital building area details is given as below. The Technical Concurrence is issued under section 47-A of Town and Country Planning Act, 1971 and numbered as **B.P/ DTCP No:348/2026.**

With the above proposal Site Approval issued vide **SWP/DTCP/TIRUVALLUR/Site Approval No. 107/2026.**

The area statement for the Proposed Hospital building is as below.
Site area –24840.50 Sq.m

Proposed Building Details:

(Hospital Building, Generator room, HT panel Room, Fire Pump room, Shed)

S.No.	Description	FSI Area in Sq.m area	Non FSI Area in Sq.m	Total Builtup Area in Sq.m
1.	Hospital Building			
	Ground Floor	1434.84	-	1434.84
	First Floor	1238.00	-	1238.00
	Second Floor	1238.00	-	1238.00
	Third Floor	1238.00	-	1238.00
	Fourth Floor	1238.00	-	1238.00
	Head Room	-	67.24	67.24
2.	Generator			
	Ground Floor	27.06	-	27.06
3.	HT Panel			
	Ground Floor	186.00	-	186.00
4.	Fire Pump			
	Ground Floor	74.40	-	74.40
5.	Shed			
	Ground Floor	28.10	-	28.10
6.	STP	-	174.90	-
Total Area		6702.40	242.14	6944.54

FSI area for existing building : 9302.36 Sq.m

FSI area submitted Clearance : 6702.40 Sq.m

Total FSI area : 16004.76 Sq.m

With the above Area of the Hospital Building Technical Clearance Issued with Special and General Conditions. The Hospital Building Plan Numbered as **SWP/DTCP/TIRUVALLUR/B.P.No: 11/2026.**

Special Conditions:

1. The OSR area 2485.29Sq.m (Earmarked as A to J) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i).
2. To be demolished buildings situated in the O.S.R located as per site plan Should be demolished by the applicant and it should be confirmed by the concerned local body before the issue of final approval.
3. As per the undertaking furnished, the applicant should demolish structures within the proposed road alignment at the time of road Implementation

4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. As per the G.O.(Ms) No.167, Housing and Urban Development (UD5(1)) Department dated:12.09.2022, Para 5(v)(ii) approval /clearance is considered only for the Clearance requested blocks and not for regularising the existing blocks.
6. Conditions stipulated in the Fire License cited in the reference 16 issued by District Fire Officer, Tiruvallur Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
7. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously
8. 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.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. 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.

11. 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.
12. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
13. As per G.O.16 a display board of size 60 cm x 120 cm to be erected which shows site details, building details and corporation engineer details at the place of construction, FSI and Setbacks should be Retained as per Approval Drawing.

General Conditions:

1. Solar water heating system to be provided to the proposed industrial building. Solar photo voltaic panels to be erected at the 1/3 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 municipality engineer details at the place of construction.
11. If any court case would be pending with reference to this proposal, the Technical Clearance would be treated as INVALID.
12. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by The Commissioner, Tiruttani Municipality if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

As per TNCDBR-2019, rule no.6(5), Demand fees does not arise for the Government Building.

Assistant Director,
District Town and country planning,
Tiruvallur District.

Enclosure :

Original Map and Condition - 2 sets

To

The Commissioner,
Tirittani Municipality,
Tiruvallur District.

Copy to

M/s.Government Head Quarters Hospital Tiruthani,
No:7, Bavaji Nagar, Vanigar Street,
Kanchipuram – 631501.

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.

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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.

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PriceMap

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

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Build Scope

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

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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.

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Records and verification

The registers themselves, read for you.

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Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

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

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

Registers and directories

Who holds it, and which office keeps the record.

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