

PP

APPROVAL RECORD

# Planning Permission

Vilupuram

Vilupuram 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.

SWP Application Number: **SWP/BPA/002938/2023**

**To:**

The Panchayat President,  
Kiliyanur Panchayat,  
Vanur Panchayat Union,  
Vanur Taluk,  
Villupuram District.

**Subject:** Medical College Building – Office of the Assistant Director of Town and Country Planning - Villupuram District – Vanur Taluk/ Panchayat Union – Kiliyanur (west) village – Survey Numbers: 30/3A1, 31/3Apt & 31/4C1 having an site extent of 12019 Sq. m – FSI Area of 3847.60 Sq. m – College of Medicine & Nursing Building - Technical Concurrence issued - forwarded for further action - Reg.

**Reference:**

1. M/s. Guru Sharmeesri Educational Charitable Trust, Rangapoobathi college of Medicine and Nursing College, Online Application Reference No. SWP/BPA/002938/2023 Received Dated: 12.11.2022.
2. G.O.(Ms).No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.(Ms).No.133, Housing and Urban Development Department, Dated: 28.10.2015.
4. G.O.(Ms).No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.(Ms).No.1, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.(Ms)No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.(Ms)16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
8. G.O.(Ms)No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Commissioner of Town and Country Planning, Chennai (Circular).
10. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Commissioner of Town and Country Planning, Chennai (Circular).
11. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
13. District officer, Villupuram District Fire & Rescue service department R.C.No.6418/A2/2022, Date.03.08.2022.
14. Joint director, Agriculture Department, Villupuram NOC letter No. E2/13176/2022, Dated: 10.10.2022.
15. Directorate of Town and Country Planning, Chennai, Technical Concurrence issued on 08.02.2023.
16. Applicant M/s. Guru Sharmeesri Educational Charitable Trust Letter dated: 27.02.2023. (Payment of Centage Fee, Infrastructure and Amenities Charges, CC Charges, Security Deposit, Display Board and Shelter Fund charges).
17. G.O.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.18, Housing and Urban Development Department, dated 04.02.2019.
18. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.

With reference to the 1st Cited letter, applicant has requested for the approval of Medicine & Nursing College Building at Villupuram District, Vanur Taluk, Kiliyanur (west) village of Survey Numbers: 30/3A1, 31/3Apt & 31/4C1 having an site extent of 12019 Sq. m. The site has been boundaries as “A to I” and site approval is issued and the Technical Concurrence for the proposed construction of GF+3 floors of built up area as follows.

**Proposal Details:**

Area of Site - 12019.00 Sq.m

**Area Statement:**

Building details (Medical College Building)

|                               |                                   |
|-------------------------------|-----------------------------------|
| FSI Area of Ground Floor      | - 961.90 Sq.m                     |
| FSI Area of First Floor       | - 961.90 Sq.m                     |
| FSI Area of Second Floor      | - 961.90 Sq.m                     |
| FSI Area of Third Floor       | - 961.90 Sq.m                     |
| Non FSI Area of Terrace Floor | - 87.40 Sq.m                      |
| Total FSI Area                | - 3847.60 Sq.m                    |
| Total Non FSI Area            | - 87.40 Sq.m                      |
| Total Built up Area           | - 3935.00 Sq.m                    |
| FSI                           | - 0.32                            |
| OSR Area                      | - 1251.50 Sq.m (10.41%) provided. |

With reference to the 15th letter Cited, building approval U/S 47 of Tamil Nadu Town and Country Planning Act 1971. The Technical Concurrence issued and building drawings numbered as B.P/DTCP No: 30/2023.

In continuation, the site approval by delineating the boundary from A to I has been Approved as L.P/A.D.T.C.P (VD) No: 35/2023 and as per Section 47A of Town and Country Planning Act 1971, Technical Clearance No. B.P/A.D.T.C.P (VD): 06/2023 and Duration of Permission from 04.03.2023 to 03.03.2031 (8 Years) has been accorded with the following conditions and special conditions.

**Special Conditions:**

1. The boundary of the OSR has been marked as “ 1 to 6 ” in site plan As per TNCDB & Rule 2019 Rule.No.41(1)(i) The gifting of the reservation of land for community recreational purposes in respect of Institutional Developments and Industrial Developments to the Local Body is not required. However, the

space may be maintained by the owner concerned subject to the supervision and monitoring of the concerned local body.

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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, Patta, gift deed, & Power of Attorney, 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.
7. 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.
8. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCDDBR 2019 Rule No.11 of the following aspects.
  - a) Title or ownership of the site or building
  - b) Easement Rights
  - c) 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.
  - d) Workmanship, soundness of structure and materials used
  - e) Quality of building services and amenities the construction of building
  - f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
9. The Applicant shall not commence any activity, excepting fencing of the site and construction of temporary shed for guard, without obtaining Environmental clearance under the EIA Notification, 2006 from the State Level Environment Impact Assessment Authority or the Ministry of Environment and Forests, Government of India, as applicable to the project, as per the threshold limits. Any violation from the above requirement is liable for action under section 19 of the Environment (Protection) Act, 1986 and Environmental clearance should be obtained before commencement of construction/Issue of planning permission.
10. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

11. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.
12. "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 & Act 2016, The promoter has to advertise, 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."
13. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
14. With the Reference 17 mentioned Government Orders and Reference No 18 mentioned Circular the following conditions to be follow.
  - (i) When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from the Assistant Director, District Town and Country Planning Office, Villupuram District.
  - (ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning Office, Villupuram District.
  - (iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC). b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC).
  - (iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP.

**General Conditions:**

1. Solar water heating system to be provided to the proposed Medical & Nursing College 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. The Open Space shown in the drawing should be left as it is.

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. (Ms) No: 18 & G.O. (Ms) No: 16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 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 GO (Ms) 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.(Ms)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.

Fee Payment Details:

|                                      |              |
|--------------------------------------|--------------|
| Centage Charges for Building         | - Rs. 6000   |
| Centage Charges for Land             | - Rs. 1200   |
| Infrastructure and Amenities Charges | - Rs. 739780 |
| CC Charges                           | - Rs. 43000  |
| Security Deposit Charges             | - Rs.369890  |
| Display Board Charges                | - Rs. 1500   |
| Shelter Charge                       | - Rs. 5001   |

COPY TO:

1. M/s. Guru Sharmeesri Educational charitable Trust,  
No.17, First Street, Rajendra Nagar,  
Gingee Town & Taluk,  
Villupuram District - 604202.
2. The Tahsildar,  
Vanur Taluk,  
Villupuram District.
3. District Collector,  
District Collector Office,  
Villupuram District.

# 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

## 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.

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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

