

PP

APPROVAL RECORD

Planning Permission

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.



PROCEEDINGS OF THE ASSISTANT DIRECTOR
RAM DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Thiru.S.Sivakumar B.E.,

Online File No: SWP/BPA/796731/2026

Date : 27.04.2026

Sir/Madam,

To

The Panchayat President,
Nattarmangalam Panchayat and Village,
Gingee Taluk,
Villupuram District.

Subject : **Hospital Building and Nursing College** – Directorate of Town and Country Planning, Chennai – 107 – Villupuram District – Gingee Taluk – Vallam Panchayat Union – Nattarmangalam Panchayat and Village – S.F.No: 71/1B1, 71/1C1, 71/1D1, 72/10, 73/1A, 73/1B & 73/2 with an extent of 17291 Sq.m - FSI Area of 8697.72 sq.m – Proposed Hospital Building and Nursing College – Technical Clearance issued – forwarded for further action - Reg.

Reference :

1. M/s. Raja Desingh Educational Trust, By Managing Director, Mr.P.Gingee Babu, Online Application Reference No. SWP/BPA/796931/2026, Dated: 07.04.2026.
2. The Assistant Director, Villupuram District, Inspection report of online Application No. SWP/BPA/796931/2026, Dated: 07.03.2026.
3. Directorate Of Town and Country Planning Chennai , Technical Concurrence issued on, Dated:22.04.2026.
4. G.O(Ms).No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O(Ms).No.133, Housing and Urban Development

- Department, Dated: 28.10.2015
6. G.O(Ms).No.85, Housing and Urban Development Department, Dated: 16.05.2017
 7. G.O.No.1, Housing and Urban Development Department, Dated: 05.01.2021
 8. G.O (Ms)No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019
 9. G.O (Ms) No.16 Municipal Administration and Water Supply Department, Dated: 31.01.2020.
 - 10.G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 - 11.G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 - 12.Letter Roc No. 7486/2009/BA2, Dated:16.04.2009 of Commissioner of Town and Country Planning, Chennai (Circular)
 - 13.Letter Roc No. 21075/2009/BA1, Dated:27.06.2012 of Commissioner of Town and Country Planning, Chennai (Circular)
 - 14.Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
 - 15.Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Commissioner of Town and Country Planning, Chennai (Circular)
 - 16.District Officer, Villupuram District, Fire & Rescue Service Department PP NOC No. 8972/NOC/NMSB/2026, Dated. 30.03.2026.
 - 17.Joint Director, Agriculture Department, Villupuram District, Roc.No: E2/2609/2026, Dated: 12.03.2026.
 - 18.Demand Payment Request letter Dated.24.04.2026.
 - 19.Applicant M/s. Raja Desingh Educational Trust, By Managing Director, Mr.P.Gingee Babu, Demand Remittance letter, Dated: 24.04.2026. (Payment of Centage Fee, Infrastructure and Amenities Charges, Display Board, Development Charges and Shelter Fund Charges).

Order:

With reference to the 1st cited letter, the applicant has requested for the approval of Hospital Building and Nursing College at Villupuram District, Gingee Taluk, Vallam Panchayat Union, Nattarmangalam Panchayat and Village, S.F.No: 71/1B1, 71/1C1, 71/1D1, 72/10, 73/1A, 73/1B & 73/2 with an extent of 17291 Sq.m, FSI Area of 8697.72 sq.m

The Assistant Director of Villupuram District Town and Country Planning office has recommended the proposal with site inspection remarks. Based on the Assistant Director of Villupuram District Town and Country Planning office recommendations, the applicant request has been accepted.

The site has been boundaried as “A to L ” and site approval is issued and the Technical Concurrence for the industrial Building area as follows:

Proposal Details

Area of Site – 17291.00 Sq.m

Building Details (Hospital Building and Nursing College)

S.No.	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built-up Area
Block-1 (Hospital Building)				
1.	Ground Floor	2274.85	-	2274.85
2.	First Floor	2166.67	-	2166.67
3.	Head Room & Lift Machine Room	-	232.49	232.49
	Total Area	4441.52	232.49	4674.01
Block-2 (Nursing College)				
1.	Ground Floor	1453.40	-	1453.40
2.	First Floor	1401.40	-	1401.40
3.	Second Floor	1401.40	-	1401.40
4.	Head Room & Lift Machine Room	-	89.49	89.49
	Total Area	4256.20	89.49	4345.69
1.	Guard Room	-	6.25	6.25
	Grand Total	8697.72	328.23	9025.95

FSI Area – 8697.72 sq.m

FSI – 0.50<2.0

OSR – 1773.94 Sq.m (10.25%)

The Assistant Director, Villupuram District Town & Country Planning Office to issue 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: 331/2026.**

The Technical Concurrence issued with the following General and Special Conditions: -

Special Conditions: -

1. The boundary of the OSR has been earmarked as “1 to 4” having an OSR area of 1773.94 Sq.m (10.25%) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
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 rule 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.
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.

General Conditions: -

1. Solar water heating system to be provided to the Hospital and 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 Vacant 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.18 & G.O.16, Municipal Administration and Water Supply Department, 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. No. 341, MAWS Department 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, 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 municipality engineer details at the place of construction.
12. As per G.O.(Ms)No:79 Housing and Urban Development Department, dated: 04.05.2017, incase of non-planned area under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS

Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09

Collections (DPC:

0217-60-800-AS 22709)

13.As per TNCDBR-2019 the following fee and charges are collected as follows

i.	Scrutiny fees	-	Rs. 44,166/-	Dated: 06.03.2026
ii.	CC Charges	-	Rs. 97,147/-	Dated: 24.04.2026
iii.	Security Deposit Charges	-	Rs. 8,17,612/-	Dated: 24.04.2026
iv.	Display Board Charges	-	Rs. 1,500/-	Dated: 24.04.2026
v.	Development Charges for Building	-	Rs. 90,260/-	Dated: 24.04.2026
vi.	Development Charges for Land	-	Rs. 69,164/-	Dated: 24.04.2026
vii.	Centage for Land	-	Rs. 2,100/-	Dated: 24.04.2026
viii.	Centage Charges for Building	-	Rs. 24,500/-	Dated: 24.04.2026
ix.	Infrastructure and Amenities Charges	-	Rs. 16,35,224/-	Dated: 24.04.2026
x.	Shelter Charges	-	Rs. 1,11,111/-	Dated: 24.04.2026

Copy To

- 1) M/s. Raja Desingh Educational Trust,
By Managing Director, Mr.P.Gingee Babu,
No:94, Gandhi Bazaar,
Gingee Kaspas, Gingee Taluk,
Villupuram District - 600115
- 2) Block Development Officer (B.P),
Vallam Panchayat Union,
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.

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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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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
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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.

