

PP

APPROVAL RECORD

Planning Permission

Theni
Virudhunagar 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 DEPUTY DIRECTOR

VIRUDHUNAGAR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT :N.HARI ILAM VAZHUTHI B.Arch.,M.Plan

Online Building Plan Application – Planning Permission

Application Number : SWP/BPA/0460319/2025



011/191001111,

Subject:

HRB – Additional Government Hospital Building – DTCP – Chennai – 107 - Virudhunagar District, Aruppukottai Taluk / Municipality / LPA in Ward No: G, Block No: 10, T.S.No. 12, 19, 20 & 22/1 with a total site extent of 13195.00Sq.m.(As per TSLR) - Additional High Rise Hospital Building FSI area is 8405.66Sq.m and Existing Buildings FSI area is 4061.06Sq.m (Not requested for planning clearance). Existing Buildings and additional Building FSI area put together is 12466.72Sq.m – Planning Clearance – Forwarded for further action - Regarding.

Reference:

1. Proceedings of the director, Town and country planning office Vide online application No :SWP / BPA /0460319/2025,, Dated19.11.2025:
2. Applicant M/s. Medical Officer, Government Head Quarters Hospital, Aruppukottai, Online Application Reference No. SWP/BPA/0460319/2025, Dated: 23.09.2025..
3. Assistant Director, Virudhunagar District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/0460319/2025, Dated: 8.04.2025.
4. High Rise Building Panel Meeting held on 29.09.2025 (Table Agenda No.1)
5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O.(Ms)No.167,Housing and Urban Development (UD5(1)) Department dated:12.09.2022.
8. G.O.(Ms)No.185,Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
9. DGP/Director, Tamil Nadu Fire and Rescue Services Department,Revised PP NOC No. 268/2025, Dated :18.12.2025(Token No.352857,Dated-12.12.2025).
10. Structural Design and Drawings Designed by O/superintending Engineer, Public Works Department, Planning and Design Circle (Building) Chepauk, Chennai on 07.09.2023.



Order:

With reference to the 2nd Cited letter, the applicant M/s. Medical Officer, Government Head Quarters Hospital Aruppukottai, has requested for the approval of High Rise Hospital Building at Virudhunagar District, Aruppukottai Taluk / Municipality / LPA in Ward No: G, Block No: 10, T.S.No. 12, 19, 20 & 22/1 with a total site extent of 13195.00Sq.m.(As per TSLR) - Additional High Rise Hospital Building FSI area is 8405.66Sq.m and Existing Buildings FSI area is 4061.06Sq.m (Not requested for planning clearance). Existing Buildings and additional Building FSI area put together is 12466.72Sq.m

The above High Rise Hospital Building proposal was placed in High Rise Building Panel meeting held on 29.09.2025 (Table Agenda No.1). The subject was discussed and suggestions of High Rise Building panel were obtained.

The Assistant Director, District Town and Country Planning Office, Virudhunagar has recommended the proposal with a site inspection remarks.

Based on the Assistant Director, District Town and Country Planning Office Virudhunagar, recommendation and High Rise Building panel recommendation the applicant request has been accepted and the boundary of the site has been marked as “1 to 24”.

The Planning clearance is issued under section 49 and 58 of Town and Country Planning Act, 1971 and clearance under rule 6 (4) TNCD&BR-2019 and for the above proposal numbered as **B.P/DTCP No: 571 / 2025**.

2. The area statement for the Additional High Rise Hospital building is as below.
Total Area of the Site – 13195.00Sq.mAs per TSLR)

Additional High Rise Hospital building area state

Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup area in Sq.m
Ground Floor (Block-01)	1240.76	-	1240.76
First Floor (Block-01)	1188.08	-	1188.08
Second Floor (Block-01)	1188.08	-	1188.08
Third Floor (Block-01)	1188.08	-	1188.08
Fourth Floor(Block-01)	1188.08	-	1188.08
Fifth Floor(Block-01)	1188.08	-	1188.08
Sixth Floor (Block-01)	1188.08	-	1188.08

Head Room (Block-01)	-	329.65	329.65
Ground Floor (Block-02)	43.42	-	43.42
Total	8405.66	329.65	8735.31

Proposed FSI Area – 8405.66sq.m

Existing FSI Area -- 4061.06sq.m (Not requested for planning clearance)

Total FSI Area -- 12466.72sq.m

The Planning Clearance issued for the Block-1 Proposed High Rise Additional Hospital Building only with the following Special and General Conditions

The Planning clearance is issued under section 49 and 58 of Town and Country Planning Act, 1971 and clearance under rule 6 (4) of TNCD&BR- 2019, This Office Technical Clearance **SWP/DTCP(VNR) No.42/2025** and Duration of Permission from **22.12.2025 to 00.2033** (8Years) has been accorded with the following Special and general conditions:

Special Condition:

1. **OSR-01 (earmarked as A to D) area 636.77Sqm and OSR-02 (earmarked as E to N) area 762.53Sqm. The Total OSR provided is 1399.30Sqm shown in the site plan should be retained as Open Space Reservation as per TNCD&BR, 2019. As per the rule no. 41(5) of TNCD&BR-2019 Government** department shall obtain permission from the local body and may be maintained.
2. Conditions stipulated in the Noc cited in the reference 9th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. The Existing Buildings demarcated in the site plan as “to be demolished” has to be demolished by obtaining required permission from the local body.
4. As per the G.O.(Ms)No.167, Housing and Urban Development (UD5(1)) Department dated:12.09.2022, Sl.No. (III) (iii) an undertaking from the applicant shall be obtained that space so reserved would be maintained as OSR area and no Structure would be erected.
5. Structural Design and drawing designed by Office of Superintending Engineer, Public work department, Planning and Design Circle, Chepauk is to be followed scrupulously, As per the Superintending Engineer report, site / Structural engineer concerned has to scrutinize the details and implement at site as per the detailed drawing and specification.
6. Structural soundness of the existing buildings not considered for planning Clearance is to be ensured and it is the responsibility of the PWD engineers to maintain.

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 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
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 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
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.

General Condition:

1. Solar water heating system to be provided to the proposed additional High Rise Hospital 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 & 31.10.2020.
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 Municipal Administration and Water Supply Department, 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 GO 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 Professionals details at the place of construction.
11. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Commissioner, Aruppukotai Municipality if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

Encl: Building Plan Map

Deputy Director (i/c)
District Town and Country Planning Office
Virudhunagar

To:

1. Commissioner,
Aruppukotai Municipality,
Virudhunagar District.

Copy To:

1. Medical officer,
S/O KASIRAJAN,
NO 1-27-17/1, ANANTHAPURINAGAR 1ST STREET,
ARUPPUKOTTAI,
VIRUDHUNAGAR
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai

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.

[/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

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Every claim in this document traces back to a government record.

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