

PP

APPROVAL RECORD

# Planning Permission

Cuddalore

Cuddalore 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  
CUDDALORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

**PRESENT : K.Umarai, B.E,  
ASSISTANT DIRECTOR**

**Online Building Plan Application No - Planning Permission**

**Application Number - SWP/BPA/0007294/2023**

Sir,

Subject : Building - Office of the Directorate of Town and Country planning - Cuddalore District – Kattumannarkovil Taluk- Palanjanallur panchayat and village - S.F.Nos:118/5C, 118/6D, 118/8B2, 118/1B1C, 118/9B, 118/10, 119/1, 119/2, 120/3, 120/4, 120/5, 120/6A2, 120/6B, & 176/10 -extent of 46619.25 Sqm – proposed School building of FSI Area 6977.13 Sqm Technical clearance issued - forwarded for further action - Reg.

- Reference :
1. Applicants Mr. Deivasigamani R, Online application No. SWP/BPA/0007294/2023 Dated: 11.02.2023
  2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
  3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
  4. G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019.
  5. G.O.19, Department of Municipal Administration and WaterSupply,Dated:02.03.2022.
  6. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
  7. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009.
  8. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated:27-06-2012.
  9. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated:22-09-2017.

10. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated:14-12-2017.
11. G.O.166 , Housing and Urban Development Department, Dated: 23.11.2018.
12. Demand payment Request Letter, Dated: 13.04.2023
13. Applicant's demand remittance letter dated :17.04.2023.
14. Circular from the Director of Town and Country Planning, Roc No. 4173/2022/TCP5, Dated:12.04.2022
15. District officer, Cuddalore District Fire & Rescue service department L.Dis.No.15027/A1/2022,Date.23.11.2022. & L.Dis.No. 15028/B2/2022, Date.28.11.2022 & L.Dis.No. 15029 /B2 /2022, Date.28.11.2022
16. Joint Director, Agriculture Department, Coimbatore letter No E2/17399/2022, Dated: 10.12.2022
17. Letter Roc No. 27854/2022/TCP-9, Dated: 27.12.2022 of Director of Town and Country Planning, Chennai

#### **Fees Details**

|                                      |   |               |
|--------------------------------------|---|---------------|
| Scrutiny Fees                        | - | Rs. 73371.00  |
| Centage Charge for Building          | - | Rs. 4000.00   |
| Centage for Land                     | - | Rs. 900.00    |
| Infrastructure and Amenities Charges | - | Rs. 324300.00 |
| Security Deposit                     | - | Rs. 162150.00 |
| CC Fees                              | - | Rs. 19159.00  |
| Display Board Charges                | - | Rs. 1500.00   |

#### **Order**

With reference to the 1st Cited letter, applicant has requested for the approval of Kamalam Ramasamy Institute of Paramedical Sciences Building at Cuddalore District– Kattumannarkoil Panchayat Union / Taluk – Pazhanjanallur village and Panchayat of S.F.Nos:118/5C, 118/6D, 118/8B2, 118/1B1C, 118/9B, 118/10, 119/1, 119/2, 120/3, 120/4, 120/5, 120/6A2, 120/6B, & 176/10 having an site extent of 46619.25 sq.m. In this site Block- I & II were constructed before 01.01.2011 and regularized as per G.O.(Ms.)No.76 Housing and urban Development [UD4(3)] Department, Dated : 14.06.2018 vide this

office letter 17 cited above with an area of Block – I & II 6977.13 Sq.m. The site has been boundaried as “ A to Z ” and site approval is issued and the Technical Concurrence for the proposed construction of GF + 1 floors of built up area given by DTCP Chennai vide concurrence No **B.P/DTCP No: 128/2023.** In this continuation Technical Clearance is issued by this office with Building Plan No **DTCP / Cud.Dis /AD/ PP No : 02 / 2023** from 19.04.2023 to 18.04.2031 (8 Years) . Technical Clearance has been issued with the following common and special conditions.

#### **Proposal Details**

Area of Site - 46619.25 Sqm

#### **Building details**

| Ser No | Description               | FSI Area (In Sqm) | Non FSI Area (In Sqm) | Total Buildup Area (In Sqm) |
|--------|---------------------------|-------------------|-----------------------|-----------------------------|
| 1.     | Ground Floor              | 860.63            | -                     | 961.90                      |
| 2.     | First Floor               | 860.63            | -                     | 961.90                      |
| 3.     | Terrace Floor (Head Room) | -                 | 39.55                 | 87.40                       |
|        | <b>Total</b>              | <b>1721.26</b>    | <b>39.55</b>          | <b>1760.81</b>              |

**Total FSI Area – 1721.26 sq.m**

**FSI – 0.18**

**OSR Area – 4725.15 Sq.m (10.13%) provided.**

#### **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.18 & G.O.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 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.
12. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and take further action by District officer.

### **Special Conditions**

1. The boundary of the OSR has been marked as " 1 to 4 " 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 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 concern 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 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.
7. 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.

8. 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.

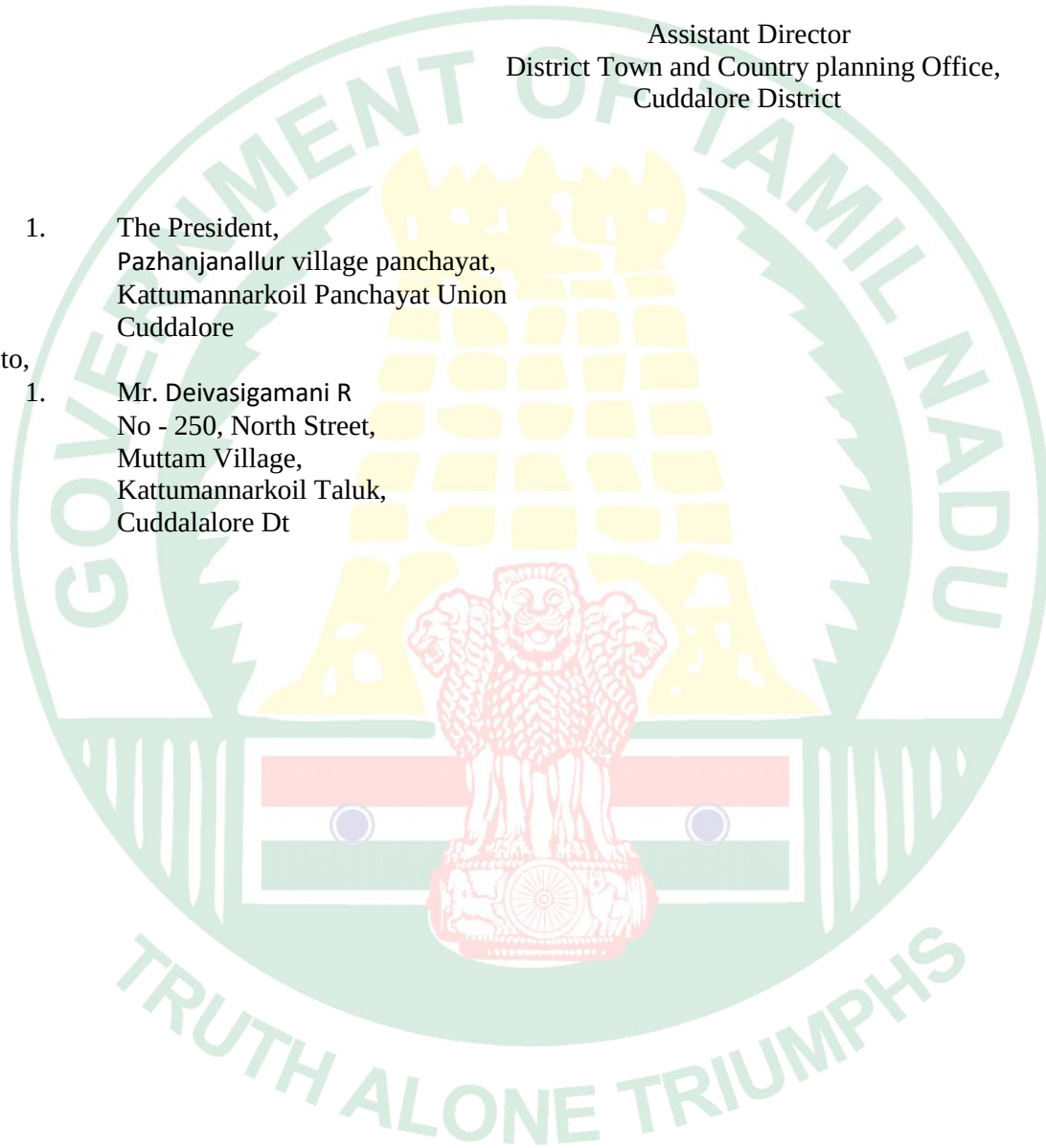
Assistant Director  
District Town and Country planning Office,  
Cuddalore District

To,

1. The President,  
Pazhanjanallur village panchayat,  
Kattumannarkoil Panchayat Union  
Cuddalore

Copy to,

1. Mr. Deivasigamani R  
No - 250, North Street,  
Muttam Village,  
Kattumannarkoil Taluk,  
Cuddalore Dt



# 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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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.

