

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/0010231/2023

Subject : HRB- Revised approval of Commercial Building– DTCP, Chennai- Cuddalore District / LPA/ Taluk / Municipality, ward- 6, Block no.4, T.S.No:83/2B,2C1 and 2C2 - site extent: 3200Sqm – Already approved FSI Area: 6404.40sqm- High rise commercial building has been already approved – Now revised and Proposed additional area added with already approved building- Total Revised FSI area of 7131.87sqm -Technical Concurrence issued - forwarded for further action - Reg.

- Reference :**
1. Thiru.M.Ramesh and R.Anitha, Online Application No: SWP/BPA/0010231/2023, Dated: 31.05.2023
 2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 3. Director of Town and Country Planning, Chennai Proceedings Roc No: 6648/2018/Spl cell, Dated:08.07.2019
 4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 5. HRB Panel meeting held on 17.07.2023 (Agenda No.11)
 6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
 9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. Director of Fire and Rescue Services Department, Compliance Certificate, D.Dis No.12469/C1/2023, CC Noc No: 69/2023, Dated: 24.08.2023 (HRB Building)
17. Special Chief Engineer, PWD, Planning and Design Circle, Chepauk Letter No.388M/SPL.CE-P&D/2023, Dated:21.09.2023(Structural Drawings Vetted).
18. Director of Town and Country Planning Chennai letter dated 27.09.2023.

Order

1. With reference to the 3rd Cited in Cuddalore District / LPA / Taluk / Municipality, ward- 6, Block no.4, T.S.No:83/2B,2C1 and 2C2, with a site extent of 3200.00 Sqm and FSI Area of 6404.40 sqm High Rise Commercial building has been already approved. In the above already approved site the applicant Thiru.M.Ramesh and R.Anitha has requested for the Revised approval of commercial building with a revised FSI area of 7131.87sqm.

Based on the applicant's request the proposal has been accepted and The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No:365/2023**. In this continuation this office has been accepted and The Planning Permission is issued as per Section 49 of Town and Country Planning Act 1971 for the proposal and numbered as **LP/DTCP/ CUD / 21 /2023** and Duration of Permission from 04.10.2023 to 03.10.2031 (8Years) has been accorded with the following special condition:

2. The area statement for the Revised approval of commercial Building is as below.

Area of Site - 3200Sqm (As per patta)

Super Imposed Area – 3174.55Sqm (As per Site)

Building details

Ser No	Description	FSI Area (In Sqm)	Non FSI Area(In Sqm)	Total Buildup Area (In Sqm)
1.	Basement Floor 2	-	1355.10	1355.10
2.	Basement Floor 1	-	1355.10	1355.10
3.	Stilt Floor	-	1358.28	1358.28
4.	First Floor	1291.98	66.30	1358.28
5.	Second Floor	1238.35	119.93	1358.28
6.	Third Floor	1182.67	175.61	1358.28
7.	Fourth Floor	1217.99	140.29	1358.28
8.	Fifth Floor	688.54	669.74	1358.28
9.	Sixth Floor	1251.43	106.85	1358.28
10.	Seventh Floor	260.91	1097.37	1358.28
	Revised Total Area	7131.87	6444.57	13576.44

Total Revised FSI Area 7131.87 Sqm

Open Space Reservation 320.00Sq m land already handed over to local body vide document no: 3259/2019, Dated: 17.09.2019 and Rectification deed No. 3464/2023, Dated: 10.08.2023.

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

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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.
6. 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 Revised commercial 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 professional details including quality Auditor at the place of construction.

11. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

Assistant Director
District Town and Country planning Office,
Cuddalore District

To,

1. The Commissioner,
Cuddalore Municipal Corporation,
Cuddalore

Copy to,

1. Mr. Ramesh and Mrs Anitha
35A Subburaya Nagar
Cuddalore

TRUTH ALONE TRIUMPHS

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.

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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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EC Analyzer

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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Capital gains

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What the plan says can happen on this land.

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Chennai 600 097, India
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