

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/0012739/2023

Sir,

Subject : School Building – Office of the Directorate of Town and Country planning - Cuddalore District– Kumaratchi Panchayat Union Chidambaram Taluk – C.Vakkaramari village and Panchayat of S.F.Nos: 6/2, 3B, 4, 5, 7/1A & 2B1 with an extent of 28800.00 sq.m – FSI Area of 6807.53 sq.m – Venus School Building - Technical clearance issued - forwarded for further action - Reg.

- Reference :**
1. Applicants Mr.Kumar, Online application No. SWP/BPA/0012739/2023 Dated:10.08.2023
 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 Water Supply, Dated:04.02.2019.
 5. G.O.19, Department of Municipal Administration and Water Supply, 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:15.11.2023
 13. Applicant's demand remittance letter dated :15.11.2023.
 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. 8081/A2/2023, Date.12.07.2023.
 16. Proceedings of the District collector, Cuddalore District, Roc.No.V2/32407/2018, Dated:20.05.2020.

Fees Details

Scrutiny Fees	- Rs. 66061.00
Infrastructure and Amenities Charges	- Rs. 39280.00
Security Deposit	- Rs. 19640.00
CC Fees	- Rs. 2482.00
Shelter Charges	- Rs. 620.00

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Venus School Building at Cuddalore District– Kumaratchi Panchayat Union Chidambaram Taluk – C.Vakkaramari village and Panchayat of S.F.Nos: 6/2, 3B, 4, 5; 7/1A & 2B1 with an extent of 28800.00 sq.m – FSI Area of 6807.53 sq.m of School building. Based on the Director's recommendation, the applicant request has been accepted and the boundary of the site has been marked as "A to O" site approval is issued and the Technical Concurrence for the proposed construction of **GF + 2** floors of built up area given by DTCP Chennai vide concurrence No **B.P/DTCP No: 409/2023.** In this continuation Technical Clearance is issued by this office with Building Plan No **DTCP / Cud.Dis /AD/ PP No : 24 / 2023** from **21.11.2023 to 20.11.2031** (8 Years). The proposal details are as under.

Proposal Details

Area of Site - **28800.00 Sqm**

Building details

S. No	Description	FSI Area (In Sqm)	Non FSI Area (In Sqm)	Total Buildup Area (In Sqm)
1.	Ground Floor	2333.39	723.81	3057.20
2.	First Floor	2157.27	723.81	2881.08
3.	Second Floor	2316.87	723.81	3040.68
	Head Room	-	145.44	145.44
	Lift Room	-	12.54	12.54
	Guard Room	-	6.25	6.25
	Total	6807.53	2335.66	9143.19

Total FSI Area - 6807.53 sq.m
FSI - 0.21
OSR Area - 2985.80 Sq.m (10.37%) 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

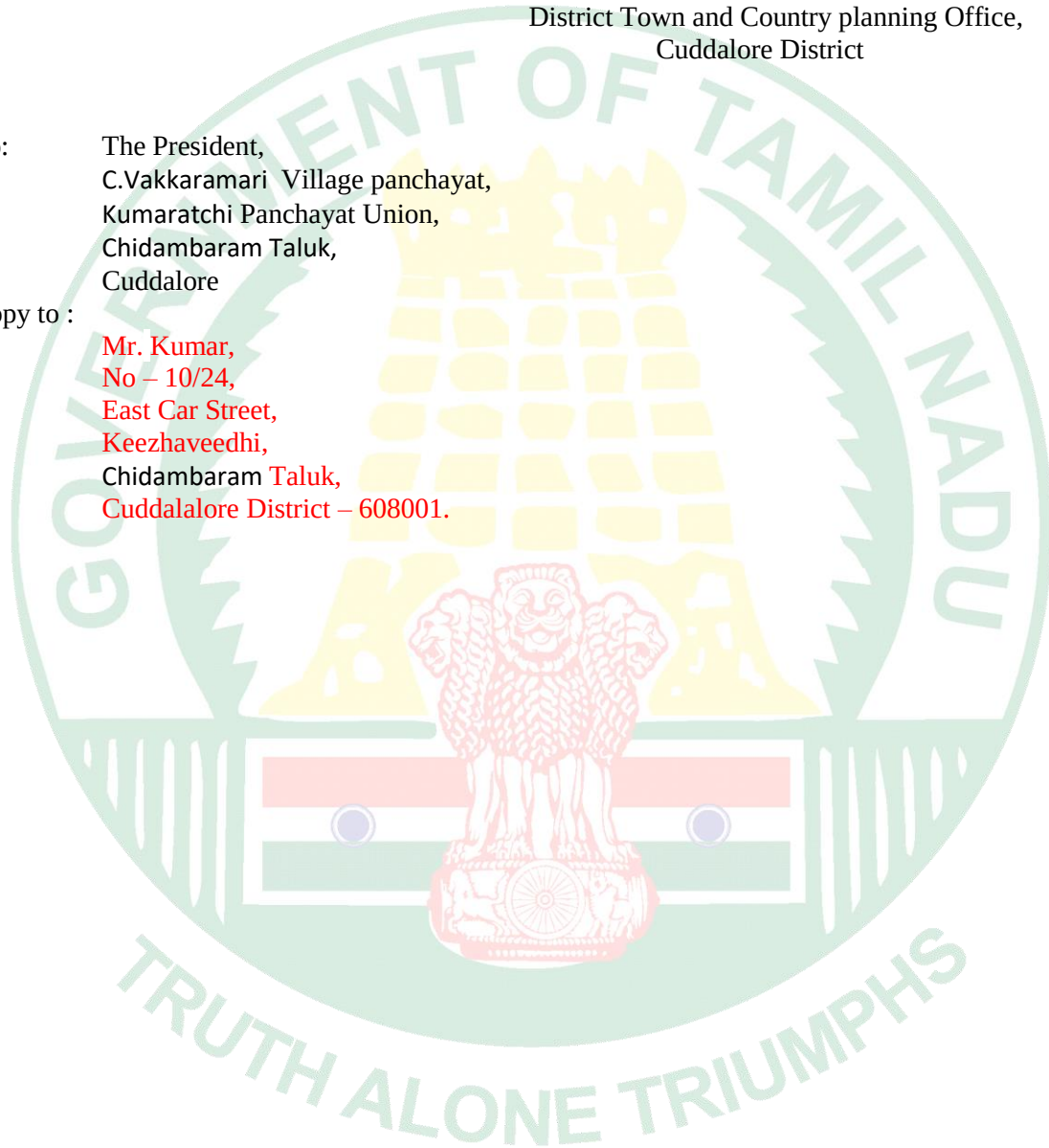
1. The boundary of the OSR has been marked as "1 to 5" in site plan As per TNCDB & Rule 2019 Rule.No.41(1)(i) The gifting of the reservation of land for community recreational purposes in respect of Institutional Developments to the Local Body is not required. However, the space may be maintained by 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: The President,
C.Vakkaramari Village panchayat,
Kumaratchi Panchayat Union,
Chidambaram Taluk,
Cuddalore

Copy to : Mr. Kumar,
No – 10/24,
East Car Street,
Keezhaveedhi,
Chidambaram Taluk,
Cuddalore District – 608001.



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

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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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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

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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.

