

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.Umarani, B.E.,
ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission
Application Number - SWP/BPA/058219/2023



Commercial Building - Office of the Directorate of Town and Country planning - Cuddalore District - Chidambaram Taluk - Chidambaram Kaspas - Ward No : 2 - Block No : 1 - Ts.No : TS.NO : 20/4, 20/5, 20/6, 20/7, 20/8, 20/9A & 20/10 with an extent of 4879 sq.m – FSI Area of 6790.50 sq.m – Commercial Building - Technical Concurrence issued- Reg.

- Reference :**
1. DTCP Chennai Technical Concurrence No 107/2024 dated 28.02.2024.
 2. Applicant Mr.V.Muthukumar and M.Srividhya, Online Application Reference No. SWP/BPA/058219/2023 Received Dated:10.11.2023.
 3. G.O.86, Housing and Urban Development Department, Dated:28.03.2012.
 4. G.O.85, Housing and Urban Development Department, Dated:16.05.2017.
 5. G.O(Ms).No.133, Housing and Urban Development Department, Dated: 28.10.2015
 6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
 7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 8. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
 9. G.O.(Ms)No.79, Housing and Urban Development Department, Dated: 04.05.2017
 10. G.O.19, Department of Municipal Administration and Water Supply, Dated:02.03.2022.
 11. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
 12. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
 13. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
 14. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
 15. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
 16. G.O.166, Housing and Urban Development Department, Dated:23.11.2018.

17. Circular from the Director of Town and Country Planning, Roc No.4173/2022/TCP5, Dated:12.04.2022.

18. District officer, Cuddalore District Fire & Rescue services department L.Dis.No. 11750/B2/2023, Date.07.11.2023.

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Commercial Building at Cuddalore District - Chidambaram Taluk – Chidambaram 2 Kaspas - Ward No : 2 - Block No : 1 - Ts.No : TS.NO : 20/4, 20/5, 20/6, 20/7, 20/8, 20/9A & 20/10 with an extent of 4879 sq.m., FSI Area of 6790.50 sq.m., The site has been boundaried as “A to K” and site approval is issued and the Technical Concurrence for the proposed construction of Commercial building (Basement + Ground Floor + 4 Floors) of built up area of Commercial building has been given by DTCP Chennai vide concurrence No **B.P/DTCP No: 107/2024**. In this continuation Technical Clearance is issued by this office with Building Plan No DTCP / Cud.Dis /AD/ PP No : / 2024 from 06.03.2024 to 05.03.2032 (8 Years). The proposal details are as under.

Area of Site-4879.00Sq.m

Area Statement (Commercial Building)

Building details

Sl. No	Description	FSI Area (In Sq.m)	Non FSI Area (In Sq.m)	Total Buildup Area (In Sq.m)
1.	Basement Floor (Parking)	-	2204.35	2204.35
2.	Ground Floor (Shop)	1991.84	159.89	2151.73
3.	First Floor (Shop)	1964.05	37.79	2001.84
4.	Second Floor (Shop)	1551.30	154.05	1705.35
5.	Second Floor (Office)	296.49	-	296.49
6.	Third Floor (Office)	493.41	-	493.41
7.	Fourth Floor (Office)	493.41	-	493.41
8.	Head Room	-	116.84	116.84
9.	Security Room	-	6.25	6.25
	Total	6790.50	2679.17	9469.67

Proposed FSI Area - 6790.50 sq.m

FSI – 1.392

OSR Area – Nil (Guideline value should be collected).

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

Special Conditions

1. 10% OSR Area Guideline value should be collected before the issue of Planning permission.
2. Sewage treatment plant should be provided.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.
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.
9. "The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, Market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or part of it only after registering the Real Estate project with the Real Estate Regulatory Authority".

General Conditions

1. Solar water heating system to be provided to the proposed 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. 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.

Assistant Director
District Town and Country planning Office,
Cuddalore District

To,

1. The Commissioner,
Chidambaram Municipality
Chidambaram Taluk,
Cuddalore District.

Copy to,

1. Mr.V Muthukumar and M Srividhya,
No.1, Kanagasabai Nagar,
First Main Road,
Chidambaram
Cuddalore 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.

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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.

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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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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



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Services we run
for you
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The LandLens
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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
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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.

