

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: Ar. PRABAKARAN.A, B.Arch.,M.C.P.,**  
**ASSISTANT DIRECTOR**  
**Building Plan Application Number -SWP/BPA/0245399/2024**

Sub:

**Industrial Building** – District Town and Country Planning, - Cuddalore District / LPA, Cuddalore Taluk, Kudikadu village, Approved SIPCOT Industrial Layout (L.P/ C.L.P.A No:06/2018), Plot No:B-4,S.F.Nos.165/2, 3A, 129/1,2 & 3 - Site Area:16794.45Sq.m - Total FSI Area – 10830.80Sq.m – Planning Permission issued-Forwarded for further action-reg.

Ref:

|     |                                                                                                                                                 |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Applicant. M/s. DFE PHARMA INDIA Private Limited, Online Application No. SWP/BPA/0245399/2024, Dated:03.06.2024                                 |
| 2.  | Directorate of Town and Country Planning Chennai Technical Concurrence order No B.P/DTCP No: 600 / 2024 dated 12.12.2024.                       |
| 3.  | HRB Meeting Held on :30.09.2024 (Subject No.9).                                                                                                 |
| 4.  | Fire NOC from DGP/Director of Fire and Rescue Services Department R.Dis.No.11602/C1/2022,Dated.27.09.2022. PP NOC No.128/2022                   |
| 5.  | Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 , 14.08.2021 & 11.10.2021. |
| 6.  | Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated:23.04.2022                                      |
| 7.  | Circular from the Director of Town and Country Planning vide letter Roc No. 9611/203-TCP5,Dated:25.04.2023.                                     |
| 8.  | Circular from the Director of Town and Country Planning vide letter Roc No 7963/2022/K2,Dated:11.04.2023                                        |
| 9.  | Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5,Dated: 20.4.2023                                      |
| 10. | G.O Ms No 138, Housing and Urban Development Department, Dated 04.06.2004.                                                                      |
| 11. | G.O Ms No.86, Housing and Urban Development Department, Dated: 28.03.2012.                                                                      |
| 12. | G.O Ms No 85, Housing and Urban Development Department, Dated: 16.05.2017.                                                                      |
| 13. | G.O Ms No 01, Housing and Urban Development Department, Dated: 05.01.2021.                                                                      |
| 14. | G.O Ms No 53, Housing and Urban Development Department, Dated:16.04.2018                                                                        |
| 15. | G.O Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019                                                           |
| 16. | G.O Ms No 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.                                                          |
| 17. | G.O MsNo 51,Municipal Administration and Water Supply Department , Dated: 11.05.2020.                                                           |
| 18. | G.O Ms No 18, Housing and Urban Development Department, Dated: 04.02.2019.                                                                      |
| 19. | G.O Ms No 54, Housing and Urban Development Department, Dated: 12.03.2020.                                                                      |
| 20. | G.O.No.53,HousingandUrbanDevelopmentDepartment,Dated:28.02.2024. (DevelopmentCharges)                                                           |
| 21. | Circular from the Director of Town and Country Planning vide letter Roc No. 7486/2009/PA2, Dated: 16- 04- 2009.                                 |

|     |                                                                                                                                                                                                     |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22. | Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27- 06-2012.                                                                            |
| 23. | Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/PA1,Dated: 22- 09-2017.                                                                             |
| 24. | Circular from the Director of Town and Country Planning, Chennai VideLetter Roc No. 14227/2017/CP,Dated: 14.12.2017.                                                                                |
| 25. | Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14063/2020/CP,Dated: 13.10.2020                                                                                |
| 26. | Tamil Nadu Pollution Control Board, Renewal of Consent to operate order No.2407260301832,Dated:23.08.2024,. Proceedings No. T6/TNPCB/F. 0043CUD /RL /CUD /A/2024, Dated: 23.08.2024 (Red Category). |
| 27. | Tamil Nadu Pollution Control Board, Renewal of Consent to operate order No. 2407160301832,Dated:23.08.2024. Proceedings No. T6/TNPCB/F.0043 CUD/RL/CUD /W/2024, Dated: 23.08.2024 (Red Category).   |
| 28. | Online Demand payment Request Letter, Dated: 16.12.2024.                                                                                                                                            |
| 29. | Applicant M/s. DFE PHARM INDIA Private Limited, Demand Remittance letter, Dated: 05.02.2025                                                                                                         |

### **Order**

With reference to the 1st Cited letter, the applicant. M/s. DFE PHARMA INDIA Private Limited, has requested for the approval of Industrial building at Cuddalore District / LPA, Cuddalore Taluk, Kudikadu village, Approved SIPCOT Industrial Layout (L.P/ C.L.P.A No:06/2018),Plot No:B-4,S.F.Nos.165/2, 3A,129/1,2 & 3 Site Area: 16794.45Sq.m with a Total FSI Area is 10830.80Sq.m. The above HRB Industrial building proposal was forwarded to Directorate of Town and Country Planning Chennai. The above HRB Industrial building proposal was placed in High Rise Building Panel meeting held on 30.09.2024. The subject was discussed and suggestions of High Rise Building panel were obtained.

The area statement for the Industrial Building (Red Category) is as below.

### **Area of Site- 16794.45 Sq.m**

| BLOCK NO | BLOCK NAME                  | FSI Area | Non FSI Area | Total Built up Area |
|----------|-----------------------------|----------|--------------|---------------------|
| 1        | <b>Administrative Block</b> |          |              |                     |
|          | Ground Floor                | 307.52   |              | 307.52              |
|          | First Floor                 | 307.52   |              | 307.52              |
|          | Sub Total                   | 615.04   |              | 615.04              |
| 2        | <b>QA and QC Block</b>      |          |              |                     |
|          | Ground Floor                | 323.16   |              | 323.16              |

|    |                                                |                 |               |                 |
|----|------------------------------------------------|-----------------|---------------|-----------------|
| 3  | <b>Finished Goods Storage</b>                  |                 |               |                 |
|    | Ground Floor                                   | 692.31          |               | 692.31          |
| 4  | <b>MCC Plant</b>                               |                 |               |                 |
|    | Ground Floor                                   | 892.87          |               | 892.87          |
|    | First Floor                                    | 345.03          |               | 345.03          |
|    | Second Floor                                   | 345.03          |               | 345.03          |
|    | Third Floor                                    | 353.18          |               | 353.18          |
|    | Sub Total                                      | 1936.11         |               | 1936.11         |
| 5  | <b>Waste Storage</b>                           |                 |               |                 |
|    | Ground Floor                                   | 46.98           |               | 46.98           |
| 6  | <b>STP</b>                                     |                 |               |                 |
|    | Ground Floor                                   | 66.00           |               | 66.00           |
| 7  | <b>Canteen Container</b>                       |                 |               |                 |
|    | Ground Floor                                   | 36.45           |               | 36.45           |
| 8  | <b>Material Storage Container</b>              |                 |               |                 |
|    | Ground Floor                                   | 29.28           |               | 29.28           |
| 9  | <b>DG Shed</b>                                 |                 |               |                 |
|    | Ground Floor                                   | 80.93           |               | 80.93           |
| 10 | <b>Fire Pump House</b>                         |                 |               |                 |
|    | Ground Floor                                   | 45.96           |               | 45.96           |
| 11 | <b>HT Panel Room</b>                           |                 |               |                 |
|    | Ground Floor                                   | 23.02           |               | 23.02           |
| 12 | <b>LT Panel Room</b>                           |                 |               |                 |
|    | Ground Room                                    | 102.67          |               | 102.67          |
| 13 | <b>ATFD</b>                                    |                 |               |                 |
|    | Ground Floor                                   | -               | 154.99        | 154.99          |
| 14 | <b>Capacity Expansion For MCC (750MTM) EPC</b> |                 |               |                 |
|    | Ground Floor                                   | 1501.88         |               | 1501.88         |
|    | First Floor                                    | 913.55          |               | 913.55          |
|    | Second Floor                                   | 1368.27         |               | 1368.27         |
|    | Mezzanine Floor                                | 173.24          |               | 173.24          |
|    | Third Floor                                    | 1368.27         |               | 1368.27         |
|    | Fourth Floor (Part)                            | 680.55          |               | 680.55          |
|    | Sub Total                                      | 6005.76         |               | 6005.76         |
| 15 | <b>New Boiler House</b>                        |                 |               |                 |
|    | Ground Floor                                   | 759.60          |               | 759.60          |
| 16 | <b>Security</b>                                |                 |               |                 |
|    | Ground Floor                                   | 43.03           |               | 43.03           |
| 17 | Water Storage Tank                             | 24.50           |               | 24.50           |
|    | <b>Total</b>                                   | <b>10830.80</b> | <b>154.99</b> | <b>10985.79</b> |

**Total FSI AREA: 10830.80Sqm.**

Based on the Director's Technical Concurrence cited 2<sup>nd</sup> above, the applicant's request has been accepted. The Planning Permission is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as SWP/DTCP/CUD/BP No.09/2025 and SWP/DTCP/CUD/PP No. 03/2025 and duration of Planning Permission from 21.02.2025 to 20.02.2033 (8 years) has been accorded with the following Special and General conditions:

**Conditions:**

1. This Planning Permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 47A).
2. If the application applied under 47A of TN Town and country planning Act 1971 is rejected or Refused, the Applicant under Section 79 of TN Town and country planning Act 1971 can Appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Planning Permission issued by Town and Country Planning Authority
  1. If the details given by the applicant is found to be false(or)
  2. If the applicant fails to follow the rules and Norms, the Assistant Director concern can cancel or revise the Planning Permission issued.
4. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per GO 16, 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.
13. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
15. The Applicant / developer and also the architects / 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.
16. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Cuddalore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

**Special Conditions:**

- Conditions stipulated in the Fire NOC cited in the reference 13 issued by Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
- Conditions stipulated in the Renewal of consent to operate order cited in the reference 14 & 15 issued by Tamil Nadu Pollution Control Board is to be followed scrupulously.
- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

- 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.
- Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
- 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.
- “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 advertises, 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.
- According to letter No.8557/2019/GRdated:08.05.2019, this order is passed subject to the outcome of the writ petition WP(MD) No. 8948 / 2019.
- According to G.O No 18 Department of Municipal Administration and Water Supply, Dated- 04-02-2019 Construction continuation certificate should be obtained from this office for the approved building at the time of Plinth Level itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
- As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11, the permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
  - a) Title or ownership of the site or building
  - b) Easement Rights
  - c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
  - d) Workmanship, soundness of structure and materials used
  - e) Quality of building services and amenities the construction of building

f) other requirements or licenses or clearance required for the site or premises or activity under various other laws.

- The Following fee and charges are collected as follows:

|                                                                                      |   |                 |                  |
|--------------------------------------------------------------------------------------|---|-----------------|------------------|
| Scrutiny Charge                                                                      | : | Rs. 42,322/-    | Date: 03.06.2024 |
| Centage Charge for Land                                                              | : | Rs .300 /-      | Dated 03.02.2025 |
| Centage Charge for Building                                                          | : | Rs. 12000/-     | Dated 03.02.2025 |
| Infrastructure and Amenities Charges                                                 | : | Rs. 42,11,235/- | Dated 03.02.2025 |
| Display Board Charges                                                                | : | Rs.10,000/-     | Dated 03.02.2025 |
| Development Charges for Building                                                     | : | Rs. 109950.00/- | Dated 03.02.2025 |
| Development Charges for Land                                                         | : | Rs. 50925.00/-  | Dated 03.02.2025 |
| Shelter Charges                                                                      | : | Rs. 293737.00/- | Dated 03.02.2025 |
| Armed Force Flag Day Fund(Online Payment Receipt No. FD/FUND/931314 Dated 07.02.2025 | : | Rs.10,000/-     | Dated 07.02.2025 |

Assistant Director,  
District Town and Country Planning Office,  
Cuddalore District.

To,

The Block Development Officer,  
Cuddalore Taluk,  
Cuddalore District.

Copy to:

The Director,  
DFE PHARMA Private Ltd  
Plot No-B4, SIPCOT Industrial Complex  
Kudikadu  
Cuddalore - 607005

# 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

## 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



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.

