

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

Online Building Plan Application No – SWP/BPA/597668/2025



Revision of Commercial Building (Shops & Office) - Office of the District Town and Country Planning Office, Cuddalore District - Cuddalore District - Chidambaram Taluk - Chidambaram Kaspas - Ward No : 2 - Block No : 1 - 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 6238.62 Sq.m – Revised Technical Concurrence received- Revised Technical approval issued-forwarded for further action reg.

- Reference :**
1. Applicant Mr.V.Muthukumar and M.Srividhya, Online Application No. SWP/BPA/597668/2025, Dated:22.07.2025.
 2. DTCP Chennai Technical Concurrence No.455/2025, Dated 10.09.2025.
 3. G.O.86, Housing and Urban Development Department, Dated:28.03.2012.
 4. G.O.(Ms).No.133, Housing and Urban Development Department, Dated: 28.10.2015
 5. G.O.85, Housing and Urban Development Department, Dated:16.05.2017.
 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.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
 10. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
 11. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
 12. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
 13. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
 14. Circular from the Director of Town and Country Planning, Roc No.4136/ /TCP5, Dated:12.04.2022.
 15. District officer, Cuddalore District Fire & Rescue services Department Roc no.PPNOC.No.4136/ NOC/ NMSB /2025 Dated 06.08.2025.

16. District officer, Cuddalore District Fire & Rescue services
Department Roc no.PPNOC.No.4136/ NOC/ NMSB /2025
Dated 06.08.2025
17. The Director, Town and Country Planning , Chennai Proceedings
ROC No.058219/2023 Dated 28.02.2024
18. The Assistant Director, District Town and Country Planning
office, Cuddalore Proceedings ROC No.058219/2023 Dated
06.03.2024

Order

With reference to the 1st Cited letter, the applicant has requested for the Revised approval of Commercial Building at Cuddalore District, Chidambaram Taluk, Chidambaram Kaspas, Ward No : 2, Block No : 1, TS.Nos.20/4, 20/5, 20/6, 20/7, 20/8, 20/9A & 20/10 with an site extent of 4879 Sq.m., FSI Area of 6238.62 Sq.m.

In this site already in the reference 19th cited, Technical concurrence received from the Director of Town and country Planning, Chennai and Technical Approval issued in the reference 20th cited above with an site extent of 4879.00 Sq.m and FSI Area of 6790.50 Sq.m. The site had been boundaried as "A to K" and site approval and building approval was issued.

The Technical Concurrence for the Revision of Commercial building (Basement + Ground Floor + 3 Floors) of built up area of Commercial building has been given by DTCP Chennai vide concurrence No **B.P/DTCP No: 455/2025**. (This Revises B.P /DTCP/No.107/2024)

In this continuation Technical approval is issued with Building Plan No DTCP / Cud.Dist /AD/ PP No 45 / 2025 .(This Revises B.P /A,D/DTCP/No.107/2024) U/S 49 of Tamil Nadu town and Country Planning Act 1971)The planning Permission Period is from 13.12.2025 to 12.12.2032 (8 Years). The proposal details are as under.

Area of Site-4879.00Sq.m

Area Statement :

Commercial Building(Shops & Office)

Sl. No	Description	FSI Area (In Sq.m)	Non FSI Area (In Sq.m)	Total Buildup Area (In Sq.m)
1.	Basement Floor (Parking)	-	2205.80	2205.80
2.	Ground Floor (Shop)	1554.03	37.60	1581.63
3.	Ground Floor (Office)	458.82	-	458.82
3.	First Floor (Shop)	1535.15	-	1535.15
4.	First Floor (Office)	512.01	-	512.01
5.	Second Floor (Office)	1840.79	-	1840.79
6.	Third Floor	347.82	-	347.82
8.	Head Room	-	347.82	347.82
	Total	6238.62	2591.22	8829.84

Proposed FSI Area – 6238.62 sq.m

FSI – 1.27

OSR – For 10% OSR area Guideline value Amount already collected.

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

Special Conditions

1. Sewage treatment plant should be provided.
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 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.
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. 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.
7. 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.
8. "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. The Following fee and charges are collected as follows:

	Already Paid	Now paid for this approval	Remarks
Scrutiny Fees	Rs.26,024/-	Rs.13,442/-	Dated. 21.07.2025
OSR Charges	Rs.1,21,975/-	-	Dated. 02.03.2024
Centage Charges for Land	Rs.300/-	-	Dated. 02.03.2024
Centage Charge for Building	Rs6,000/-	-	Dated. 02.03.2024
Infrastructure and Amenities Charges	Rs.12,87,800/-	-	Dated. 02.03.2024
CCC & CC Charges	Rs.1,02,034/-	-	Dated. 02.03.2024
Security Deposit Charges	Rs.6,43,900/-	-	Dated. 02.03.2024
Display Board Charges	Rs.1500/-	-	-
Development Charges for Building	Rs.94,800/-	-	Dated. 02.03.2024
Development Charges for Land	Rs.14,637/-	-	Dated. 02.03.2024
Shelter Charges	Rs.11,550/-	Rs.1,73,700/ -	Dated 24.09.2025
Armed Force Flag Day Fund	Rs..	-	-

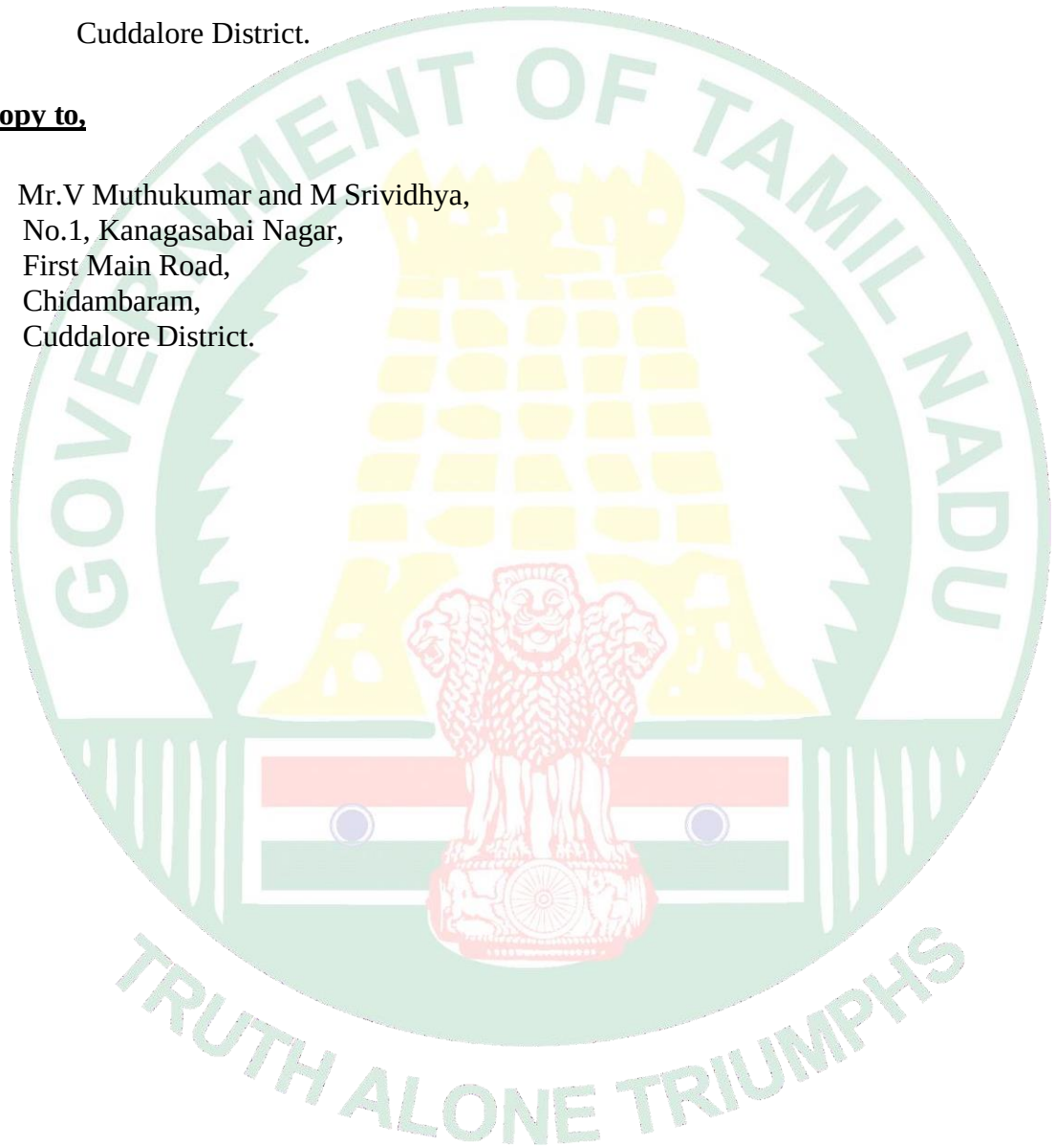
Assistant Director
District Town and Country planning Office,
Cuddalore District

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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Property Tracker

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



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.

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.

