

PP

APPROVAL RECORD

Planning Permission

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 OF
CUDDALORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
PRESENT : S.Sivakumar.B.E.,**



Online Building Plan Application Number - SWP/BPA/783646/2026

Government Office Building- Online application received -District Town and Country Planning Office,Cuddalore – Cuddalore District –Cuddalore Taluk-Cuddalore Local Planning Authority –Cuddalore Corporation- Thiruppadiripuliyur-Ward No.5 –Block No.68–T.S Nos1752/2 and 1752/12 (Old T.S No 1752/1pt)– Site extent of 5167.50 Sq.m - Proposed Construction of Joint Commissioner office (HR&CE) -with Two Blocks – FSI Area of 958.33 Sq.m - Planning Permission issued - forwarded for further action - Reg.

Reference :

1. The Executive Officer , Arulmigu Padaleeswarar Thirukoil, Thiruppadiripuliyur, Cuddalore District online application Ref No SWP/BPA/783646/2026 Dated 18.02.2026
2. G.O.Ms.No.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. Ms. No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
5. G.O. Ms. No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
6. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
7. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
8. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
9. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
10. G.O. Ms. No.166, Housing and Urban Development Department, Dated:23.11.2018.
11. Circular from the Director of Town and Country Planning,Roc No.4173/2022/TCP5, Dated:12.04.2022.
12. Circular from the Director of Town and Country Planning,Roc No.4367/2019/BA2, Dated:05.02.2020
13. District Officer, Fire and Rescue Service Department, Cuddalore, Letter PP NOC No: 8151/NOC/NMSB/2026 Dated.20.02.2026

ORDER:

With reference to the 1st Cited Online application, applicant has requested for the approval of Joint Commissioner Office Building (HR&CE Department) in Cuddalore District ,Cuddalore Taluk, Cuddalore Local Planning Authority , Cuddalore Corporation, Thiruppadiripuliyur ,Ward No.5 ,Block No 68, T.S Nos1752/2 and 1752/12 (Old T.S No 1752/1pt) with an site extent of 5167.50 Sq.m and with Proposed Office building FSI Area of 958.33 Sqm.

The application was processed and scrutinized as per the prevailing rules& regulations, records perused and Site inspection was conducted.

The site has been earmarked as “ A to O ”and the Site approval and the Planning Permission for the proposed Construction of Joint Commissioner Office Building , HR&CE Department is issued as follows:

Area of Site – 5167.50 Sqm

Building details

Sl. No	Description	FSI Area (In Sqm)	Non FSI Area (In Sqm)	Total Buildup Area (In Sqm)
	Ground Floor	421.08	6.05	427.13
	First Floor	429.94	-	429.94
	Head room and Machine Room	-	49.30	49.30
2.	Block-1 Vehicle shed			
	Ground Floor	107.31		107.31
	Total	958.33	55.34	1013.68

As per the section 49 of Town and Country Planning Act 1971, Planning Permission approval No. as **P.P No 09 /2026/CLPA** and Technical approval No **SWP/DTCP/CUD/ BP No 10 /2026** and duration of Planning Permission from 21.02.2026 to 20.02.2034(8 years) has been accorded with the following Special conditions:

SpecialConditions

1. The boundary of the OSR has been earmarked as “1 to 4” having an OSR area of 316.00 Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i)
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. 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. 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 energysystem should be followed.

General Conditions:

1. Planning Permission issued in accordance with U/S 49 of Tamil Nadu Town And country Planning Act 1971.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
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. Rainwater 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. Government Registered Electrical Contractor must be employed for wiring works during construction
- 10 As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
- 11 G.O.(ms)No.18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cmx120cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
- 12 As per GO 18 Municipal Administration and Water Supply Department, dated 04.02.2019 Rule No 65, In every public building, Closed Circuit Television units shall be installed at rate one unit for every 300 sq.m of floor area and thereof.

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

To: The Commissioner,
Cuddalore Corporation,
Cuddalore, Cuddalore District.

Copy to:
The Executive Officer,
Arulmigu Padaleeswarar Thirukoil,
Thiruppadiripuliyur,
Cuddalore 607 002

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



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Services we run
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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

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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.

