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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
DISTRICT TOWN AND COUNTRY PLANNING OFFICE CUDDALORE DISTRICT**

PRESENT : Ar. PRABAKARANA, B.Arch., M.C.P.,

ASSISTANT DIRECTOR

Online Building Plan Application Number -SWP/BPA/788112/2026



: Additional Institutional Building - District Town and Country Planning Office, Cuddalore District - Thittakudi Taluk - Mangalore Panchayat Union - Pasar Panchayat and Village - R.S.Nos.24/2A, 24/2B, 240/2A, 240/2B, 240/2C, 240/2D, 240/2E, 242/1A, 242/1B, 242/1C, 242/1D, 242/1E, 242/1F, 242/1G, 242/2A, 242/2B, 242/2C and 243/2 - Proposed Additional College Building with an FSI Area of 3,568.65 sq.m. within the already approved College Campus having a site extent of 27,293.01 sq.m. - Technical Concurrence accorded by the Director of Town and Country Planning - Technical Approval granted - Forwarded for further necessary action - Regarding.

- Reference:
1. The Commissioner of Town and Country Planning, Chennai Proceedings Roc. No.SWP/BPA/788112/2026/TCP-9, Dated.23.07.2026. (Technical Concurrence B.P/DTCP No: 480/2026).
 2. M/s. Vallalar Educational and Rural Development Trust, (Sathya Saai Arts and Science College) By its President, Mr.M.Manickam, Online Application Reference No.SWP/BPA/788112/2026, Dated: 22.04.2026.
 3. G.O (Ms).No.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(Ms).No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O. (Ms) No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 7. G.O.(Ms) No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
 8. G.O.(Ms) No. 16 Municipal Administration and Water Supply Department, Dated: 31.01.2020.
 9. G.O. (Ms) No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 10. G.O.(Ms)No.79, Housing and Urban Development Department, Dated: 04.05.2017.

11. Commissioner of Town and Country Planning, Chennai Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009. (Circular).
12. Commissioner of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012. (Circular)
13. Commissioner of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 (Circular).
14. Commissioner of Town and Country Planning, Chennai Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 (Circular).
15. Director, Directorate of Town and Country Planning, Chennai, Proceedings Roc. No. 8857/2022/ TCP-9, Dated: 25.05.2022.
16. District officer, Cuddalore District Fire & Rescue services department Roc.No.2734/B2/2024, Date.15.05.2024.
17. Joint Director, Agriculture Department, Cuddalore District's Roc No.E1/4040/2026, Dated.12.03.2026.
18. Demand Payment Request Letter for I&A Charges, Security Deposit, CC Charges, Development Charges, Centage Charges, Shelter charges and Display Board Charges on 30.07.2026.
19. Applicant M/s. Vallalar Educational and Rural Development Trust, I&A Charges, Centage Charges, Shelter charges, Security Deposit, CC Charges, Development Charges, and Display Board Charges Paid details Received on 31.07.2026.

Order

In the letter of the Director of Town and Country Planning cited in the 1st reference, Technical Concurrence was accorded vide **B.P/DTCP No.480/2026** for the proposed additional College Building with an FSI area of 3,568.65 sq.m. within the already approved College Campus situated in Survey Nos. 24/2A, 24/2B, 240/2A, 240/2B, 240/2C, 240/2D, 240/2E, 242/1A, 242/1B, 242/1C, 242/1D, 242/1E, 242/1F, 242/1G, 242/2A, 242/2B, 242/2C and 243/2 of Pasar Panchayat and Village, Mangalore Panchayat Union, Thittakudi Taluk, Cuddalore District, having a total site extent of 27,293.01sq.m.

Consequent to the Technical Concurrence accorded by the Director of Town and Country Planning and upon payment of the prescribed fees by the applicant, Technical Approval is hereby granted for the proposed Additional College Building. Accordingly, Building Plan Technical Approval **SWP/DTCP/CUD/BP No. 48/2026** has been issued under Section 47-A of the Tamil Nadu Town and Country Planning Act, 1971. The approval shall be valid for a period of eight (8) years, from 04.08.2026 to 03.08.2034, subject to the following general and special conditions. The approved building areas are detailed below.

Proposal Details

Area of Site – 27293.01 Sqm.

Additional College Building Details

Sl. No	Description	FSI Area (in Sqm)	Non FSI Area (in Sqm)	Total Built-up Area (in Sqm)
1.	Ground Floor	933.75	--	933.75
2.	First Floor	878.30	--	878.30
3.	Second Floor	878.30	--	878.30
4.	Third Floor	878.30	--	878.30
5.	Head Room	--	146.28	146.28
Total		3568.65	146.28	3714.93

(Existing FSI Area + Proposed FSI Area = Total FSI Area)

(3672.22 sq.m + 3568.65 sq.m = 7240.87 sq.m)

FSI – 0.26

OSR Area – 2918.76 Sq.m (10.69%) provided.

Special Conditions

1. To be demolished building marked in the site plan should be demolished before issue of Planning permission by the District office.
2. The boundary of the OSR has been earmarked as '1 to 4' having an OSR area of 2918.76 Sq.m (10.69%) shown in the site plan should be retained as Open Space Reservation as per TNCDDBR, 2019 Rule No.41(1)(i).
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.

General Conditions

1. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 47A).
2. 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.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. The Open Space shown in the drawing should be left as it is.
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. Rain water harvesting should be provided as per the directions mentioned in G.O.(Ms) No.18 & 16, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
7. 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.
8. Mosquito netting to be provided at OHT and well.
9. Fire rescue equipment should be provided as per Rules
10. As per G.O. No. 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials must be used for construction.
12. Tamil Nadu Combined Development and Building Rules 2019, Rule 65 Annexure XXI installation of closed circuit television units shall be provided.
13. 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.
14. The Following fees and charges are collected as follows:

Scrutiny Fees	Rs.25724/-	Dated. 25.02.2026
Centage Charges for Land	Rs.5400/-	Dated. 31.07.2026
Centage Charge for Building	Rs.10000/-	Dated. 31.07.2026
Infrastructure and Amenities Charges	Rs.670972/-	Dated. 31.07.2026
CC Charges	Rs.39985/-	Dated. 31.07.2026
Security Deposit Charges	Rs.335486/-	Dated. 31.07.2026
Display Board Charges	Rs.1500/-	Dated. 31.07.2026
Development Charges for Building	Rs.37150/-	Dated. 31.07.2026
Development Charges for Land	Rs.81882/-	Dated. 31.07.2026

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

To:

The Block Development Officer (V.P),
Pasar Village Panchayat,
Mangalur Panchayat Union,
Thittakudi Taluk,
Cuddalore District.

Copy to:

M/s. Vallalar Educational And Rural Development Trust,
By its President, Mr.M.Manickam,
Palaniyappagounder Thottam,
Kamakkapalayam Post,
Athoor Taluk,
Salem 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.

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Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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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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Patta and Chitta

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EC Analyzer

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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

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