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.

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ROCEEDINGS OF THE ASSISTANT DIRECTOR, CUDDALORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: M.J. RAM PRASAD., B.E., M.Plan.,
ASSISTANT DIRECTOR
Online Building Plan Application Number - SWP/BPA/832129/2026

	Rise Building (Commercial) – Cuddalore District – Cuddalore Taluk – Cuddalore Local Planning Area - Cuddalore Panchayat Union – Thiruvanthipuram Village – S.Nos. 143/5A, 148/3, 148/4B & 148/5A1B with an site extent of 9930.00 Sq.m – Proposed Construction of Marriage Hall Building of FSI area 4670.30 Sqm– Planning Permission issued– reg.
Ref:	1. Mr. S. Kumares, Mrs. V. Gayathri, Mrs. D. Subashini & Mrs. H. Keerthana, Online Application Reference No. SWP/BPA/832129/2026, Dated: 26.05.2026.
	2. Directorate of Town and Country Planning, Chennai, Technical Concurrence order No. B.P/DTCP No.510/2026, in Application No. SWP/BPA/832129/2026/TCP-9.
	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.No.1, 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.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
	10. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
	11. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009
	12. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
	13. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017
	14. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
	15.Circular from the Commissioner of Town and Country Planning, Roc No.4367/2019-BA2, Dated: 05-02-2020
	16. District Officer, Cuddalore District, Fire & Rescue Service Department PP NOC No.9490/NOC/NMSB/2026, Dated:24.04.2026.
	17. DTCP Demand Fees, Application No. SWP/BPA/832129/2026 for OSR and I&A Charges and others dated 02.09.2026 and 09.09.2026
	18. Applicant Demand remittance dated 03.09.2026 and 10.09.2026

Order

With reference to the 1st cited letter, the applicants **Mr. S. Kumares, Mrs. V. Gayathri, Mrs. D. Subashini & Mrs. H. Keerthana** have requested Planning Permission for the proposed **Marriage Hall Building** at Cuddalore District, Cuddalore Taluk, Cuddalore Panchayat Union, Thiruvanthipuram Village, S.Nos. 143/5A, 148/3, 148/4B & 148/5A1B, with an site extent of 9930.00 Sq.m and FSI Area of 4670.30 Sq.m. The proposal was scrutinized and Technical Concurrence was issued by the Commissioner, Town and Country Planning, Chennai vide Technical Concurrence No **B.P/DTCP No.510/2026**. The Directorate of Town and Country Planning, Chennai has issued Technical Concurrence for the proposal.

The proposal details are as follows:

Area of Site – 9930.00 Sq.m

S.No.	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built-up Area (Sq.m)
1	Ground Floor	3540.30	-	3540.30
2	First Floor	1130.00	-	1130.00
3	Head Room	-	132.10	132.10
	Total	**4670.30**	**132.10**	**4802.40**

FSI – 0.47

Based on the Director's Technical Concurrence cited 2nd above, the applicant's request has been accepted. The Technical Approval is hereby accorded under section 49 of Town and Country Planning Act, 1971 for the above proposal and Building Plan numbered as SWP/DTCP/CUD/BP No. 55/2026 and Planning Permission No SWP/DTCP/CUD/PP No. 28/2026 and duration of Planning Permission from 11.09.2026 to 10.09.2034 (8 years) has been accorded with the following Special and General conditions:

Special Conditions:

1. The OSR amount of Rs.36,35,000/- has been remitted in lieu of OSR reservation vide Government E-Challan dated 03.09.2026.
2. It is the 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 shall be fulfilled scrupulously.

4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made thereunder and does not cover the structural stability aspects including safety during construction, which are covered under the Building Rules under the Local Bodies Act. The applicant/developer, architect/Licensed Surveyor and Structural Engineer associated with the development shall ensure that the development is structurally sound and adequate safety measures are taken during construction.

5. Applicant should obtain consent from the 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 ownership by granting technical clearance and Planning Permission. Initial verification of the documents submitted by the applicant is only for the applicant's entitlement to develop the site. Any person wishing to purchase the property shall individually ascertain the ownership of the property. Any dispute regarding rights over the property shall be settled before the appropriate competent court.

7. The provisions in 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 shall be followed.

General Conditions:

1. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

2. As per G.O.(Ms).No.171, Housing and Urban Development Department, dated 30.10.2025, Electric Vehicle charging point should be provided.

3. Parking area shall be utilized only for parking purpose mentioned as per the approved drawing.

4. The vacant space shown in the drawing shall be left as it is.

5. No additions / alterations shall be made without necessary permission of this office. In case any alteration is required, proper revised approval shall be obtained.

6. Rain water harvesting shall be provided as per the directions mentioned in G.O.18 & G.O.16, Municipal Administration and Water Supply Department, 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 shall be provided at applicant's own cost.

8. Mosquito netting shall be provided at OHT and well.

9. Fire rescue equipment shall be provided as per Rules and the conditions stipulated in the Fire & Rescue Service Department PP NOC No.9490/NOC/NMSB/2026 dated 24.04.2026 shall be followed scrupulously.

10. As per G.O.No.341, MAWS Department dated 03.11.2004, "U" Trap in the septic tank design shall be provided.

11. Fly Ash bricks and materials must be used for construction.

12. As per 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, Municipal Administration and Water Supply Department, dated 04.02.2019, a display board of size 60 cm x 120 cm shall be erected showing site details, building details and municipality/local authority engineer details at the place of construction.

14. The applicant/developer shall ensure that the development is carried out strictly in accordance with the approved drawing and this Planning Permission. Any deviation shall be dealt with as per the provisions of the Tamil Nadu Town and Country Planning Act, 1971 and applicable rules.

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 Drawings and Structural aspects. The Registered Architect/Registered 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 in the construction of the building.

f) Other requirements or licences or clearances required for the site or premises or activity under various other laws.

Fee and Charges Collected:-

Description	Amount	Dated
Scrutiny Fees	Rs.24,830.00	15.04.2026
OSR amount in lieu of OSR Area	Rs.36,35,000.00	03.09.2026
Infrastructure & Basic Amenities Charges / DoTP collections	Rs.8,89,348.00	10.09.2026
Shelter Charges	Rs.73,391.00	10.09.2026
Development Charges for Building	Rs.48,030.00	10.09.2026
CC Charges	Rs.51,695.00	10.09.2026
Security Deposit Charges	Rs.4,39,074.00	10.09.2026
Display Board Charges	Rs.1,500.00	10.09.2026
Development Charges for Land	Rs.29,790.00	10.09.2026
Flag Day Fund	Rs.10,000.00	11.09.2026

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

To,

The Block Development Officer
Thiruvendhipuram Village / Panchayat
Cuddalore Panchayat Union
Cuddalore District

Copy to:

1. Mr. S. Kumares, Mrs. V. Gayathri,
   Mrs. D. Subashini and Mrs. H. Keerthana
   No 20A, Mahatma Gandhi Salai
   Block 24, Kurinjipadi Taluk
   Neyveli, Cuddalore

2. Tamil Nadu Real Estate Regulatory Authority (TNRERA),
   No 1A, 1st Floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai – 600008

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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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.