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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 OF
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/873806/2026



Industrial Building - District Town and Country Planning Office, Cuddalore District - Veppur Taluk - Nallur Panchayat Union - Periyanesalur Village and Panchayat - Approved SIDCO Industrial Estate (Layout Approval No. LP/AD DTCP (VR) No.07/2018) - Plot No.91, measuring 1035.00 Sq.m. - Proposed Manufacturing of Biomass Briquettes (Green Category - 90.0 HP) - Industrial Building with an FSI Area of 278.90 Sq.m. - Technical Approval accorded - Forwarded for further necessary action - Reg.

- Reference:**
1. Applicant Tmt.Lakshmi Prabha, Proprietor, M/s.Mahalakshmi Agrofuels, Online application No. **SWP/BPA/873806/2026**, Dated:15.06.2026.
 2. G.O.Ms.No.86, Housing and Urban Development Department, Dated:28.03.2012.
 3. G.O.Ms.No.85, Housing and Urban Development Department, Dated:16.05.2017.
 4. G.O.Ms.No.79, Department of Housing and Urban Development, Dated:04.05.2017.
 5. G.O.Ms.No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
 6. G.O.Ms.No.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
 7. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16.04.2009.
 8. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27.06.2012.
 9. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22.09.2017.
 10. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14.12.2017.
 11. G.O.Ms.No.166, Housing and Urban Development Department, Dated:23.11.2018.
 12. Circular from the Director of Town and Country Planning, Roc No.4173/2022/TCP5, Dated:12.04.2022.

13. District Officer, Fire and Rescue Service Department, Cuddalore, letter PP NOC No. 10968/NOC/NMSB/2026, dated.08.07.2026.
14. Online Fees Demand Raised Dated.17.07.2026.
15. Applicant Tmt.Lakshmi Prabha, Proprietor, M/s.Mahalakshmi Agrofuels, Demand Fees Remittance Dated.20.07.2026.

Order:

With reference to the 1st cited letter, the applicant has requested approval for the construction of an industrial building in Cuddalore District, Veppur Taluk, Nallur Panchayat Union, Periyanesalur Village and Panchayat, within the approved SIDCO Industrial Estate (Layout Approval No. LP/AD DTCP (VR) No.07/2018), Plot No.91, having an extent of 1035.00 sq.m. The site has been earmarked as "A to D", and Technical Approval has been issued for the proposed Manufacturing of Biomass Briquettes (Green Category - 90.0 HP). The proposed industrial building has a total FSI area of 278.90 sq.m.

Area of Site - 1035.00 Sqm

Building details

Sl. No	Description	FSI Area (In Sqm)	Non FSI Area (In Sqm)	Total Buildup Area (In Sqm)
1.	Ground Floor (Manufacturing shed)	278.90	--	278.90
	Total	278.90	--	278.90

As per Section 47-A of the Tamil Nadu Town and Country Planning Act, 1971, Building Plan Technical Approval No. SWP/DTCP/CUD/BP No.42/2026 has been accorded, with the permission being valid for a period of eight (8) years, from 21.07.2026 to 20.07.2034, subject to the following general and special conditions.

Conditions

1. This Technical Approval is issued under the provisions of Section 47A of the Tamil Nadu Town and Country Planning Act, 1971.
2. If the application submitted under Section 47A of the Tamil Nadu Town and Country Planning Act, 1971 is refused, the applicant may prefer an appeal under Section 79 of the Act to the Director of Town and Country Planning / Government, within two months from the date of receipt of this order.
3. After the issuance of this Technical Approval:
If any information or document furnished by the applicant is found to be false or incorrect
(or) If any of the provisions of the Act, Rules, or the conditions of approval are violated, the

Assistant Director of Town and Country Planning concerned may revoke, modify, or cancel this Technical Approval.

4. A Solar Water Heating System shall be provided for the proposed building. Solar Photovoltaic (SPV) panels shall be installed over one-third of the total terrace area.
5. The parking area shall be used exclusively for parking purposes as shown in the approved plan.
6. No addition, alteration or modification shall be carried out without obtaining prior approval from this office. If any alteration is proposed, a revised approval shall be obtained before commencing such work.
7. Rainwater harvesting arrangements shall be provided in accordance with G.O.(Ms.) No.18, Municipal Administration and Water Supply Department, dated 04.02.2019.
8. The applicant shall make necessary arrangements for the disposal of sewage through authorized vehicles at his/her own cost and shall also provide adequate drinking water facilities at his/her own cost.
9. Mosquito-proof netting shall be provided for the Overhead Tank (OHT) and the well.
10. A U-Trap shall be provided in the septic tank as stipulated in G.O.(Ms.) No.341, Municipal Administration and Water Supply Department, dated 03.11.2004.
11. Fly ash bricks and other environmentally friendly building materials shall be used, wherever applicable, as per Government norms.
12. As per G.O.(Ms.) No.16, a display board of size 60 cm × 120 cm indicating the site details, building details, and the details of the approving authority shall be erected at the construction site.
13. If any of the documents submitted for obtaining Technical Approval are found to be forged or fabricated, the Technical Approval shall be cancelled without prior notice to the applicant.
14. If any court case pertaining to the subject property or proposal is pending, this Technical Approval shall be treated as invalid, subject to the outcome of such proceedings.
15. The applicant/developer, Architect, Licensed Surveyor, and Structural Engineer associated with the development shall ensure that the building is structurally safe and that all necessary safety measures are adopted during construction.
16. If the construction is carried out with deviations from or in excess of the approved plan, the Block Development Officer (Village Panchayats), Nallur Panchayat Union shall initiate enforcement action under Sections 56 and 57 of the Tamil Nadu Town and Country Planning Act, 1971, before the levy of applicable taxes.
17. All electrical wiring works shall be carried out only through a Government-licensed Electrical Contractor in accordance with the applicable rules and safety standards.

Special Conditions

- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

- Technical Approval 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. Technical Approval 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.
- Conditions mentioned in the No objection certificates obtained from the central and state Government Departments must be followed scrupulously.
- 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.
- 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.
- 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 fees and charges are collected as follows:

Scrutiny Fees	Rs.211/-	Dated. 15.06.2026
Centage Charges for Land	Rs.300/-	Dated. 20.07.2026
Centage Charge for Building	Rs.1000/-	Dated. 20.07.2026
Infrastructure and Amenities Charges	Rs.52640/-	Dated. 20.07.2026
Display Board Charges	Rs.1500/-	Dated. 20.07.2026
Development Charges for Building	Rs.2800/-	Dated. 20.07.2026
Development Charges for Land	Rs.3105/-	Dated. 20.07.2026
Armed Force Flag Day Fund	Rs.10000/-	Dated. 20.07.2026

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

To:

The Block Development Officer (V.P),
Periyanesalur Village Panchayat,
Nallur Panchayat Union,
Veppur Taluk,
Cuddalore District.

Copy to:

Tmt. Lakshmi Prabha, Proprietor,
M/s. Mahalakshmi Agrofuels,
Plot No.812, Block B, SIS Agropole,
Madurai Main Road,
Edamalaipattipudhur,
Thiruchirapalli - 620 012.

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.

[/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
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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

