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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 CUDDALORE

DISTRICT TOWN AND COUNTRY PLANNING OFFICE

SENT : Ar. PRABAKARAN.A, B.Arch., M.C.P., ASSISTANT DIRECTOR

Application Number: SWP/BPA/902155/2026

Subject : Non High Rise Building – Industrial building - Cuddalore District, Cuddalore Taluk, Cuddalore Local Planning Authority - Kudikadu Village, Approved SIPCOT Industrial Layout Phase I (L.P/ C.L.P.A Revised Approval No. 62/2025), S.F.Nos.138/1pt, - Plot Nos: C-9, C-10 - Site Area:13072.00 Sq.m - Total FSI Area – 6901.10 Sq.m – Industrial Building (Red Category Code 1037) (Pesticides) - Planning Permission issued - forwarded for further action- Reg.

- Reference :**
1. Applicant. M/S.Crimsun Organics Private Limited online Application No. SWP/BPA/902155/2026, Dated:18.07.2026.
 2. G.O.No.86, Housing and Urban Development Department, Dated:28.03.2012.
 3. G.O.No.85, Housing and Urban Development Department, Dated:16.05.2017.
 4. G.O.No.1, Housing and Urban Development Department, Dated:05.01.2021.
 5. G.O.No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
 6. G.O.16, Municipal Administration and Water Supply Department, Dated:31.01.2020.
 7. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020.
 8. Director of Town and Country Planning, Chennai circular Letter RocNo.7486/2009/BA2, Dated:16.04.2009.
 9. Director of Town and Country Planning, Chennai circular Letter RocNo.12201/2017/BA1, Dated:22.09.2017.
 10. Director of Town and Country Planning, Chennai circular Letter RocNo.14227/2017/Spl.Cell, Dated:14.12.2017.
 11. Director of Fire and Rescue Services Department, Fire License No. 25437/RFL/NMSB/2025, Dated: 10.11.2025.
 12. Tamil Nadu Pollution Control Board, Consentorder No. 2505266090152, Dated:27.06.2025. Proceedings No. T3/TNPCB/F. 0616CUD/RL/CUD/A/2025, Dated:27.06.2025 (Red Category).

Order

With reference to the 1st cited letter, the applicant has applied for Planning Permission for the construction of an Industrial Building at Kudikadu Village, Cuddalore Local Planning Authority, Cuddalore Taluk, Cuddalore District, in the approved SIPCOT Industrial Layout (L.P./C.L.P.A. Revised Approval No. 62/2025), comprised in Survey Field No. 138/1pt, Plot Nos. C-9 and C-10, having a total site extent of 13,072.00 sq.m.

The request of the applicant has been examined and found acceptable. Accordingly, the site boundary has been demarcated as points "1 to 10" in the approved plan, and Planning Permission is hereby accorded for the construction of the proposed Industrial Building with a total FSI area of 6,901.10 sq.m., subject to the conditions stipulated in this order.

Area of Site – 13072.00 Sqm (As per Allotment)

Area of Site – 12906.00 Sqm (Least Extent)

BLOCK NO	SL. No.	NAME OF BUILDING	G.FLOOR (SQ.MT.)	F.FLOOR (SQ.MT.)	S.FLOOR (SQ.MT.)	T.FLOOR (SQ.MT.)	TOTAL BUILTUP AREA(SQ.MT)
BLOCK-1	02	BRIQUETTES STORAGE AREA, AIR COMPRESSOR & NITROGEN PLANT	220.49	-	-	-	463.28
	03	BOILER HOUSE	206.10	-	-	-	
	04	TANK FARM - 1	165.17	-	-	-	
BLOCK-2	05	TANK FARM - 2	241.22	-	-	-	2331.68
	06	CHILLING PLANT	151.90	-	-	-	
	07	MAIN PRODUCTION BLOCK	517.78	517.78	517.78	385.22	
BLOCK-3	08	ADMIN BUILDING, QC LAB & DINING HALL	191.24	126.03	126.03	-	922.47
	11	LT PANEL ROOM, ENGG STORE, R&D LAB & OFFICE ROOM	238.53	238.53	-	-	
BLOCK-4	12	MEE PLANT	141.81	111.20	111.20	-	992.59
	17	FIRE WATER TANK	110.00	-	-	-	
	18	E.T.P	160.20	-	-	-	
	19	MBBR TANK	80.03	80.03	-	-	
	20	OHC & FABRICATION SHED	181.72	-	-	-	
	21	ETP PRE TREATMENT PLANT	66.00	-	-	-	
BLOCK-5	14	ELECTRICAL STORE ROOM	34.74	-	-	-	17.49
BLOCK-6	16	FIRE WATER PUMP & PANEL ROOM	39.56	-	-	-	39.56
BLOCK-7	22	SECURITY BOOTH	22.68	-	-	-	22.68
BLOCK-8	24	TOILET	7.20	-	-	-	225.13
	25	TANK FARM - 3	217.93	-	-	-	
BLOCK-9	26	COLD STORE – 1,2&3	87.84	-	-	-	87.84
BLOCK-10	28	HAZARDOUS WASTE	286.89	-	-	-	214.08

		STORAGE SHED					
BLOCK-11	29	RM & FG WAREHOUSE	947.94	-	-	-	947.94
BLOCK-12	30	UG SOLVENT TANK FARM	477.53	-	-	-	416.13
	01	SECURITY BOOTH- 1	40.39	-	-	-	40.39
	09	AMBULANCE PARKING & EMPLOYEE REST ROOM	65.22	-	-	-	65.22
	13	DG SHED	34.67	-	-	-	34.67
	15	U.G.SEWAGE TREATMENT PLANT	16.70				16.70
	23	TWO WHEELER PARKING SHED	60.32	-	-	-	60.32
	31	SECURITY BOOTH-2	2.93	-	-	-	2.93
Total							6901.10

Total FSI AREA: 6901.10 Sqm

As per the section 49 of Town and Country Planning Act, 1971, the Technical Approval Number DTCP/CUD/BP No. 43/2026 and Planning Permission No DTCP/CUD/PP No. 21/2026 and duration of Planning Permission from 07.08.2026 to 06.08.2034 (8 years) has been accorded with the following Special and General conditions.

The Planning Permission is issued with the following General and Special Conditions: -

Special Conditions

1. Conditions stipulated in the Fire License cited in the reference 13 issued by Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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. 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, gift deed, 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.

6. 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. Solar water heating system to be provided to the industrial 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. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. 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.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. 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 professional's details including quality auditor at the place of construction.
11. The Following fee and charges are collected as follows:

Scrutiny Charge	:	Rs. 33963/-	Dated 18.07.2026
Centage Charge for Land	:	Rs. 1500.00	Dated 24.07.2026
Centage Charge for Building	:	Rs. 15000.00	Dated 24.07.2026
Infrastructure and Amenities Charges	:	Rs. 1299080.00	Dated 24.07.2026
Display Board Charges	:	Rs. 1500.00	Dated 24.07.2026
Development Charges for Building	:	Rs. 69100.00	Dated 24.07.2026
Development Charges for Land	:	Rs. 39210.00	Dated 24.07.2026
Shelter Charges	:	Rs. 243233.00	Dated 24.07.2026
Armed Force Flag Day Fund(Online Payment Receipt No. FD/FUND/	:	Rs. 10000.00	Dated 24.07.2026

Assistant Director of Town and Country Planning, District
Town and country Planning office,
Cuddalore District.

To:

The Block Development Officer,
Cuddalore Panchayat Union,
Cuddalore Taluk
Cuddalore- 607 001

Copy To:

M/s. Crimsun Organics Pvt Ltd
Plot No:C-9, C-10, C-11,
SIPCOT Industrial Complex,
Kudikadu,
Cuddalore -607 005.



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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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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/tools



Services we run
for you
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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

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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.

