PP APPROVAL RECORD

Planning Permission

Survey 13/5B2A2 and 6 more

Ko Ponneri, Virdhachalam taluk

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 : K.J.RAMPRASAD, B.Tech., M.Plan., ASSISTANT DIRECTOR (FAC)

Online Building Plan Application Number - SWP/BPA/953260/2026

Non Planning Area - Non High Rise Commercial Building - District Town and Country Planning Office - Cuddalore District – Virdhachalam Taluk – Kammapuram Panchayat Union – Ko Ponneri Village and Panchayat – S.F.No. 13/5B2A2, 13/5B2B, 13/5B3, 13/5B4, 13/6B2 and 13/8– Site extent 3874.00 Sq.m - Proposed Commercial Building of FSI Area 2122.05 Sqm - Technical Approval issued - forwarded for further action - Reg.

Reference :

1. Applicant Mr.Raja Online application No. SWP/BPA/953260/2026, Dated: 16.09.2026.
2. G.O.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.79, Housing and Urban Development Department, Dated:04.05.2017
5. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
6. G.O.16 Department of Municipal Administration and Water Supply, 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.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. 13054/NOC/NMSB/2026, dated 22.10.2026.
14. Online Fees Demand Raised Dated 31.10.2026
15. Applicant's Fees Remittance Dated.04.11.2026
16. GO (Ms) No : 53 Housing and Urban Development UD4(1)] Department, Dated: 28.03.2025.
17. GO (Ms) No : 149 Housing and Urban Development UD4(1)] Department, Dated: 31.07.2026.
18. Circular from the Commissioner of Town and Country Planning, Roc.No.7216/2024/TCP5, Dated: 17.08.2026.

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Order

With reference to the 1st cited application, the applicant has requested approval for construction of a Commercial Building in S.F.No. 13/5B2A2, 13/5B2B, 13/5B3, 13/5B4, 13/6B2 and 13/8, Ko Ponneri Panchayat and Village, Kammapuram Panchayat Union, Virdhachalam Taluk, Cuddalore District with an extent of **3874.00 Sq.m**. The site has been earmarked as **"A to H"** and Technical Approval issued for the proposed Commercial Building with an FSI Area of **2122.05 Sqm.**

Area of Site – 3874.00 Sq.m

Building Area Details :-

Sl. No	Description	FSI Area (In Sqm)	Non FSI Area (In Sqm)	Total Buildup Area (In Sqm)
Block I				
1.	Ground Floor	**707.35**		**707.35**
2.	First Floor	**707.35**		**707.35**
3.	Second Floor	**707.35**		**707.35**
4.	Head Room	**-**	**82.80**	**82.80**
	Total	**2122.05**	**82.80**	**2204.85**

FSI Area - 2122.05 Sqm

As per the section 47A of Town and Country Planning Act 1971, The Technical Approval for Building Plan approval No. **SWP/DTCP/CUD/BP No. 69/2026** and duration of Permission from **04.11.2026 to 03.11.2034 (8 Years)** has been accorded with the following Conditions and Special conditions:-

Conditions:

1. This Technical Approval issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 48).
2. If the application applied under 47A of TN Town and country planning Act 1971 is rejected or Refused, the Applicant under Section 80A of TN Town and country planning Act 1971 can Appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Technical Approval issued by Town and Country Planning Authority
   1. If the details given by the applicant is found to be false (or)
   2. If the applicant fails to follow the rules and Norms, the Assistant Director concern can cancel or revise the Technical Approval issued.
4. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
8. 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.
9. Mosquito netting to be provided at OHT and well.

10. As per G.O. No.341, Municipal Administration and Water Supply Department, dated.03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per G.O.Ms.No.18,Municipal Administration and Water Supply department, 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.
13. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
15. The Applicant / developer and also the architects / 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.
16. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Cuddalore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

Special Conditions:

- Equivalent guide line value or Rs. 836784.00 in lieu of Open Space Reservation has been remitted to concern Government account head vide challan No 20261029068447 dated 29.10.2026.
- It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- Conditions stipulated in the No Objection Certificates obtained from the Central and State Government Departments shall be fulfilled scrupulously.
- 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.
- 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.

- "The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated.22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.
- 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 Collected Fees Details are as under:

Type of Fees	Amount	Dated
Scrutiny Fees	Rs. 10301.00	Dated 29.09.2026
Centage Charges for Land	Rs. 2100.00	Dated 21.10.2026
Centage Charge for Building	Rs. 7000.00	Dated 21.10.2026
Infrastructure and Amenities Charges	Rs. 400440.00	Dated 21.10.2026
Display Board Charges	Rs.1500.00	Dated 21.10.2026
Development Charges for Building	Rs.22300.00	Dated 21.10.2026
Development Charges for Land	Rs. 10494.00	Dated 21.10.2026
Armed Forces Flag Day Fund	Rs.10000.00	Dated 21.10.2026

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

To

The Block Development Officer
Ko Ponneri Village Panchayat,
Kammapuram Panchayat Union
Virdhachalam Taluk
Cuddalore District

Copy to

1. Mr. S. Raja
   S.No. 27/11,
   Achuthanman Koil Street,
   Virudhachalam TK,
   Cuddalore Dt,
   Tamil Nadu – 606 001.

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

Verified RealEstate™

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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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.