PP APPROVAL RECORD

Planning Permission

Survey 1802/3 and 1 more

Tiruvannamalai taluk

Tiruvannamalai 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.

:DINGS OF THE DISTRICT TOWN AND COUNTRY PLANNING , ASSISTANT DIRECTOR, TIRUVANNAMALAI DISTRICT.

Present: Thiru., T.Duraichamy., D.C.E.,

Application Number: SWP/BPA/ 545624/2025

Sir,

Subject : **HRB** – **IT Office Building** – DTCP, Tiruvannamalai –Proposed construction of "Mini Tidel Park" High Rise IT Office Building in Tiruvannamalai District / Taluk / SLPA / Municipality / Town - Ward No.4, Block No.30, T.S.No.1802 / 3 with a total site extent of 19004.50Sq.m(As per TSLR) - Total FSI Area – 5886.39Sqm- Granting technical clearance / permission for construction – order issued - Reg.

Reference :

1. Applicant. M/s.Tidel Neo Limited, Represented by Mr.S.Thinakaran, Chief Engineer / Technical Consultant online Application Reference No.SWP/BPA/ 545624/ 2025, Dated:06.06.2025
2. Director of Town and Country Planning Proceedings ROC No. SWP/BPA/545624/ 2025, dated:15.06.2026
3. This office letter Dated:18.06.2026 (Addressed to the Applicant for fee requested)
4. Date of receipt of payment from Applicant: 08.10.2026
5. HRB Meeting held on 29.09.2025 Agenda No.02
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
14. Director of Town and Country Planning, Chennai circular Letter Roc

No. 12201/2017/BA1, Dated: 22.09.2017.

15. Director of Town and Country Planning, Chennai circular Roc. No.14227/2017/Spl.Cell, Dated: 14.12.2017.
16. District Collector, Tiruvannamalai District Roc No.B3/2071514/2024, dated 17.06.2025
17. DGP/Director Tamil Nadu Fire and Rescue Services Department, PP NOC No.133/2025, Dated:18.07.2025 (Token No.299591)
18. Amendment for PP NOC No.133/2025 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.10375/C1/2025, dated 11.8.2025 (Token No.311560).
19. Airport Authority of India NOC ID. VELL/SOUTH/B/053125/1741621, dated.10.06.2025
20. Air Force NOC, Wing Commander, Senior ATC Officer, AFS Tambaram, Chennai. AFSTAM/4009/5/ATS (BM-II), dated 09.7.2025.
21. G.O.No.171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025

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Order

With reference to the 1st Cited letter, the applicant M/s.Tidel Park Limited, Represented by Mr.S.Thinakaran Chief Engineer / Technical Consultant has requested for the approval of Proposed construction of “Mini Tidel Park” High Rise IT Office Building in Tiruvannamalai District / Taluk / SLPA / Municipality / Town - Ward No.4, Block No.30, T.S.No.1802/3 with a total site extent of 19004.50Sq.m. (as per TSLR)with a Total FSI Area 5886.39Sqm.

The above HRB IT Office Building Proposal was placed in High Rise Building Panel meeting held on 29.09.2025. The subject was discussed and suggestions of High Rise Building panel were obtained.

With reference 2nd cited, Technical Concurrence is issued by The Director, Town and Country Planning Department dated.22.07.2026

The boundary of the site has been marked as “**1 to 8**”.

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 433/2026**

1. The area statement for the Proposed High Rise IT Office Building is as below.

Total Area of the Site –19004.50Sq.m. (As per TSLR)

Proposed HRB IT Office Building Area details

SL. NO.	FLOOR NAME	FSI AREA (IN SQM)	NON FSI AREA (IN SQM)	BUILT UP AREA (IN SQM)
1	Ground Floor	1138.08	-	1138.08
2	First Floor	1051.87	-	1051.87
3	Second Floor	1241.18	-	1241.18
4	Third Floor	1141.18	-	1141.18
5	Fourth Floor	1141.18	-	1141.18
6	Terrace Floor	15.45	117.23	132.68
7	Electrical Panel Room	139.25	-	139.25
8	Pump Room	18.20	-	18.20
9	Security Cabin-1	-	6.25	6.25
10	Security Cabin-2	-	4.84	4.84
Total Area		**5886.39**	**128.32**	**6014.71**

Total FSI Area: 5886.39sqm

The Technical Concurrence issued with the following General and Special Conditions: -

Special Condition

1. OSR-1 (earmarked as “A to I”) area 953.67Sqm and OSR-2 (earmarked as “J to S”) area 947.56Sqm. Total OSR area: 1901.23Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019. As per the rule no. 41(5) of TNCD&BR-2019 Government department shall obtain permission from the local body to maintain the OSR land.

2. The conditions stipulated in the NOC cited in the reference 16th& 17th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously

3. The conditions stipulated in the NOC cited in the reference 18th issued by Airports Authority of India is to be followed scrupulously.

4. The conditions stipulated in the NOC cited in the reference 19th issued by Air Force NOC, Wing Commander, Senior ATC Officer, AFS Tambaram, Chennai is to be followed scrupulously.

5. As per the rule 35(b) explanation (2) (20)(d) During the construction of the basement floor, it shall be the sole responsibility of the Building Permit holder to ensure that the building or structure in the adjoining sites area not weakened or damaged.

6. As per GO cited in the reference 16th, For Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points".

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

8. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

9. 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.

10. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

11. 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.

12. 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 proposed construction of Arts and Science college 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 WaterSupply, 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 including quality Auditor details at the place of construction.

11. G.O. No.17, Department of Housing and Urban Development Dated.05.02.2016
    The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.
    1. Scrutiny Fees Rs. 41294/- Dated.06.06.2025
    2. Centage Charge Land Rs.300/- Dated.08.10.2026
    3. Centage Charge Building Rs. 32000/- Dated. 08.10.2026
    4. Display Board Rs.1000/- Dated.08.10.2026
    5. Infrastructure and Amenities Charges Rs. 2308329/- Dated.08.10.2026
    6. Security Deposit Rs. 1103813 /- Dated.08.10.2026
    7. Construction Completion Certificate Charges Rs. 64740/- Dated.11.08.2026
    8. Development Charges for Land Rs. 96799/- Dated.08.10.2026
    9. Development Charges for Building Rs. 98012/- Dated.08.10.2026
    10. Shelter Charges Rs. 2871468/- Dated. 08.10.2026

The Assistant Director,
District Town and Country Planning Office,
Tiruvannamalai District.

To.

The Commissioner,
Tiruvannamalai Corporation,
Tiruvannamalai District,

Copy To.
M/s. **MINI TIDEL PARK,**
S.No.1802/2, Manalurpet Road,
Tiruvannamalai Taluk,
Tiruvannamalai District

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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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.