PP APPROVAL RECORD

Planning Permission

Tiruvannamalai

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.

GS OF THE DISTRICT TOWN AND COUNTRY PLANNING OFFICE, ASSISTANT DIRECTOR, TIRUVANNAMALAI DISTRICT.

Present: Thiru.S.Annadurai, B.E.,

Application Number : SWP/BPA/642385/2025 Dated:12.12.2025

Sir,

Subject : **Central Bus Stand and Shop Building**- Directorate of Town and Country Planning- Chennai-107- Tiruvannamalai District/ Corporation- Ward No-1, Block No- 9, T.S No. 376, 389/1, 389/2, 390/1, 390/2, 393, 394, 395/t1, 395/2A1, 395/3A, 396/1, 396/2, 396/3 to 19B, with an extend of site area 39543.695sq.m- The proposed construction of Central Bus Stand and Shop Building for total FSI area 7405.53 Sq.mt - Granting technical clearance / permission for construction – Order issued – Reg.

Reference :

1. The Corporation Commissioner, Tiruvannamalai Corporation, Online Application Reference No.SWP/BPA/642385/2025, Dated: 09.09.2025.
2. Director of Town and Country Planning Proceedings Roc No: SWP/BPA/642385/2025 Dated: 10.12.2025
3. Director of Town and Country Planning, Chennai Proceedings Roc No.18789/2023/TCP8, Dated:03.11.2023.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.(Ms)No.167, Housing and Urban Development (UD5(1)) Department dated:12.09.2022.
7. G.O.(Ms)No.185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
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 office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
17. G.O.20 Department of Municipal Administration and Water Supply, Dated: 25.01.2022.
18. G.O.121 Department of Highways and Minor Ports, Dated: 30.09.2024.
19. District officer, Tiruvannamali district, Fire and Rescue Services Department, மூ.மு எண்: 14726/அ1/2024, dated 27.01.2025.

-------x--------

ORDER:

With reference to the 1st Cited letter, the The Corporation Commissioner, Tiruvannamalai Corporation has requested for the approval of proposed construction of Central Bus Stand and Shop Building in Tiruvannamalai District, Ward No-1, Block No- 9, T.S. No. 376, 389/1, 389/2, 390/1, 390/2, 393, 394, 395/1, 395/2A1, 395/3A, 396/1, 396/2, 396/3 to 19B with an extend of site area 39543.695 sq.m, FSI area 7405.53 Sq.mt.

With reference 2nd cited, Technical Concurrence is issued by The Director, Town and Country Planning Department dated.10.12.2025

The boundary of the site has been marked as **“1 to 19”.**

The Planning clearance is issued under section 49 and 58 of Town and Country Planning Act, 1971 and clearance under rule 6 (4) TNCD&BR-2019 and as per the G.O cited in the references 5 & 6 and for the above proposal and numbered as **B.P/DTCP No: 633 / 2025.**

The area statement for the Proposed Central Bus Stand and Shop Building is as below.

Area Details: **39543. 695sq.m**

Sl. No	Block Name	F.S.I Area in Sq.m	Non-F.S. I Area in Sq.m	Total Built-up Area in Sq.m
PHASE – 1 TERMINAL BUILDING				
1	Ground Floor Area	2099.17	-	2099.17
2	First Floor Area	603.00	-	603.00
3	Bus Finger and Platform Area	2284.31	-	2284.31
Total Area		**4986.48**	**-**	**4986.48**
PHASE – 2 TERMINAL BUILDING				
1	Ground Floor Area	492.34	-	492.34
2	Fisrt Floor Area	1234.07	-	1234.07
3	Bus Finger and Platform Area	692.64	-	692.64
Total Area		**2419.05**	**-**	**2419.05**
Grand Total Area		**7405.53**		**7405.53**

Total FSI area - 7405. 53sq.m `

FSI - 0.187

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

Special Conditions:

1) The OSR – 4319.55sq.m. (earmarked as A to J) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(5) the government department shall obtain permission from the local body and may be maintained.

2) The conditions imposed in the Fire NOC cited in the reference no.18th should be followed.

3) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.

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

5) 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.

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

7) 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, Patta, gift deed, & Power of Attorney 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.

8) 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 Central Bus Stand and Shop 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 including quality Auditor details at the place of construction.

11. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 Rule No.6 (5) Government Department are exempted from the payment at scrutiny fee or any other fee or charge.

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

To,

The Commissioner,
Tiruvannamalai City Municipal Corporation
Tiruvannamalai Taluk,
Tiruvannamalai District.

Copy To.

1. The Commissioner,
   Tiruvannamalai City Municipal Corporation
   Tiruvannamalai Taluk,
   Tiruvannamalai District.

2. The Chairman,
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, CMDA Tower II, 1st floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai-600 008.

NON JUDICIAL

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

hello@verified.realestate · +91 9996 12 9996

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

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.