PP APPROVAL RECORD

Planning Permission

Survey 41/58B and 4 more

Kilnatchipattu

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.

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

Present: Thiru. T.Duraichamy.,DCE.,

Online Application No.SWP/BPA/0963652/2026/TVM Date:15.10.2026

Sub : Consulting Office Building (Non- High rise building) - District Town & Country Planning Office, Tiruvannamalai District / Taluk / Corporation - Kilnatchipattu Village - Survey Nos.41/58B, 41/59, 41/60, 41/61B & 41/62 to an Extend of 948 Sq.mt - The FSI Area of the Building 1194.00 Sq.mt - To construct a Proposed Consulting Office Building **-** Technical Clearance issued - Forwarded for further action - Reg.

Ref : 1) Applicant Thiru.Ramachandran SWP Application No. SWP/BPA/0963652/2026/TVM, dated: 28.09.2026.
2) This Office letter dated: 15.10.2026 (to the Applicant fee requested).
3) Date of receipt of payment from Applicant: 15.10.2026. (Payment received Dated:15.10.2026)
4) G.O.No.138, Department of Housing and Urban Development, Dated. 04.06.2004.
5) G.O.No.86 Housing and Urban Development Department, Dated. 28.03.2012.
6) G.O.No.85, Housing and Urban Development Department, Dated. 16.05.2017.
7) G.O.No.01, Department of Housing and Urban Development, Date. 05.01.2021.

8) G.O.No.18, and 16 Municipal Administrations and Water Supply Department, Dated. 04.02.2019 and 31.01.2020.
9) Circular of Commissioner of DTCP, Chennai No.4367/2019/PA2, dated. 7.3.2019 and 14.3.2019.
10) Circular of Commissioner of DTCP, Chennai No.7486/2009/PA2, dated. 16.04.2009.
11) Circular of Commissioner of DTCP, Chennai No.21075/2009/PA1, dated. 27.06.2012.
12) Circular of Commissioner of DTCP, Chennai No.12201/2017/PA1, dated. 22.09.2017.
13) Circular of Commissioner of DTCP, Chennai Na.Ka.No.14227/ 2017/TCP, dated. 14.12.2017.
14) Director of DTCP, Chennai, Power Delegation Circular Roc No. 7963/2022/K1, dated. 23.04.2022.
15) District Officer, Fire and Rescue Department, Tiruvannamalai District, PP NOC No: 12903/NOC/NMSB/2026, Dated.13.10.2026.
16) Assistant Director, District Town and Country Planning, non agricultural use letter no: SWP/BPA/0963652/2026, dated:14.10.2026,
17) G.O.149, Housing and Urban Development Department, Dated: 31.07.2026 & Circular from the Commissioner of Town and Country Planning, Roc.No 7216/2024/TCP5, Dated: 17.08.2026 & 24.09.2026.

ORDER:

With reference to the 1st letter cited, applicant has requested for the approval of Consulting Office Building in Tiruvannamalai District / Taluk / Corporation, Kilnatchipattu Village, Survey Nos.41/58B, 41/59, 41/60, 41/61B & 41/62 to an Extend of 948 Sq.mt.

Proposed Commercial Building with an FSI Area of the Building 1194.00 Sq.m. to construct a Proposed **Consulting Office Building**. Site Approval under **earmarked "A To F"** with also Building Plan technical clearance No: **B.P/AD - DTCP (TVM) No: 56/2026,** subject to the following conditions and special conditions.

Details of the Proposed **Consulting Office building** are as follows:

Total area of the Site- 948 Sq.m

Description	**F.S.I Area Sq.m**	**Non F.S.I Area Sq.m**	**Built up Area Sq.m**
Ground Floor	298.50	--	298.50
First Floor	298.50	--	298.50
Second Floor	298.50	--	298.50
Third Floor	298.50	--	298.50
Head Room & Lift	--	27.61	27.61
Total Area	**1194.00**	**27.61**	**1221.61**

Total FSI Area = 1194.00 Sq.m.

FSI = 1.259 < 2.00

Car parking - 09 nos. (including EV & DA Car Parking)

Two wheelers parking – 39 nos.

Special Conditions:

1) Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 clearance is issued subject to the condition that 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.
2) It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3) On the clearance certificate obtained from Central / State Govt All the mentioned conditions must be followed.

4) "Housing and Urban Development Department legal technical permission/plan permission only given. Land title in the name of the applicant by providing not confirmed. For grant of technical clearance/project clearance among the documents previously submitted with the applicant's application (Sale Deed, lease deed, bond, grant, public authority deed and so on) whether the applicant is entitled to development only checked. There by to the applicant as a first step It is seen whether there is a right to develop. "Any person who wishes to purchase the property, to the applicant the ownership of the property should be confirmed separately. And if any other individual claims over it. It can be resolved before a court of competent jurisdiction. The Department of Housing and Urban Development is not the appropriate body to decide this.

5) The location of constructions is visible to the general public Area ratio as per development control rules on the board (FSI), openings (setback), parking and so on.

6) The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.6.2017 have approved the Tamil Nadu Real Estate (Regulation and Development) Act 2016. The promoter has to advertise, 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.

7) The commissioner or the Executive Authority of the urban local body concerned shall, before giving permission for the construction of a new Consulting Office building as a public building ensure that necessary provision have been made in the building plan for the installation of closed circuit television unit in the manner as prescribed in TNCDBR -2019 class-65.

8) The commissioner or the Executive Authority of the urban local body concerned shall, while receiving the notice of completion of construction or reconstruction of a public building, to be given by the owner of that building, shall ensure that the closed circuit television units have been properly installed in such building in the manner as prescribed in TNCDBR -2019 rule.

9) With reference to the 16th cited reference, the applicant's self-attested copy of the Adangal and the VAO-attested copy of the Adangal have been received and scrutinized. Based on the documents submitted by the applicant, the proposed layout has been approved.

Conditions:

1) Based on the 16th cited letter wet land is converted into Commercial. Further the conditions mentioned in the 16th reference must be followed scrupulously by the applicant.
2) Solar Water heating system for proposed Consulting Office building construction should be set up.
3) Parking area as intended in the map It should be used for same purpose.
4) The openings shown on the plot shall be positioned accordingly.
5) Any deviation in the building contrary to the currently approved drawing do not change. If making changes Prior permission of this authority should be obtained.
6) Rainwater harvesting facilities as shown in the map, G.O No.18, and 16, Municipal Administration and Water Supply Department Dated. To be implemented in the building as on 04.02.2019 and 31.01.2020.
7) Sewage from the proposed building through private vehicles Evacuation, protected drinking water facility for beneficiaries and others Water facility as required by the petitioner at his own cost should be done.
8) For drinking water overhead tank and well located in the plot Mosquito repellent should be installed.
9) Fire prevention as required by law in the proposed construction and Fire extinguishers should be installed.
10) G.O.No.341, Department of Municipal Administration and Drinking Water Supply (N.N.1).As on 3.11.04 U trap should be installed in septic tank.
11) Fly to proposed building as per notification of Environment and Forest Department Ash bricks and materials should be used.
12) Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974.Due permission should be obtained regarding evacuation.
13) As per G.O.(Ms)No:79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval.

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes - 800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709).

As per TNCDBR-2019 the following fee and charges are collected as follows:

S.No	Description	Amount (Rs)	Dated
1	Scrutiny Fees	3922	28.09.2026
2	Centage Charge for Land	1500	15.10.2026
3	Centage Charge for Building	5000	15.10.2026
4	Infrastructure and Amenities Charges	230300	15.10.2026
5	OSR Charges	337014	15.10.2026
6	Development Charges for Land	4740	15.10.2026
7	Development Charges for Building	20000	15.10.2026
8	Display Board Charges	1500	15.10.2026
9	CC Charges	13454	15.10.2026
10	Security Deposit Charges	115150	15.10.2026

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

To,

The Commissioner,
Tiruvannamalai Corporation / Taluk,
Tiruvannamalai District.

Copy To.

Thiru.Ramachandran,
No.712, Bajanai Koil Street,
Dhesulrpalaiyam, Keelvanakkambadi,
Thiruvannamalai. 606 707.

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

Verified RealEstate
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+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.