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REFERENCE
SWP/BPA/922074/2026

ISSUED
28 September 2026

PP APPROVAL RECORD

Planning Permission

Vilupuram 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.

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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE ASSISTANT DIRECTOR

VILLUPURAM DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: THIRU.K.J.RAMPRASAD, BTech., M.Plan.,

Online File No: SWP/BPA/922074/2026 **Date : 28.09.2026**

Sir/Madam,

To :

The Commissioner,
Kottakuppam Municipality,
Villupuram Distrct.

Subject: Residential Building – Office of the Assistant Director of Town and Country Planning – Villupuram District – Vanur Taluk – Kottakuppam Municipality – Kottakuppam Village in. Old S.No: 374/6, 374/7, 374/8 (R.S.No:44/3), New S,No:44/3A3A with an extent of 2025.00 Sqm – Proposed Residential Building **Block–A** Ground Floor + First Floor + Second Floor + Third Floor, **Block –B** Ground Floor, **Block –C** Ground Floor with FSI Area of 929.91 Sq.m – Technical clearance issued – Forwarded for further action - Reg.

Reference:

1. Applicant Thiru. Ravi Shankar, Online application No: SWP/BPA/922074/2026, Dated: 08.08.2026. (Online Building Scrutiny Reference No: WXFICP50).
2. Applicant OSR Fee and Demand Fee Letter, Dated: 18.09.2026 & 23.09.2026.

3. Applicant Demand Remittance letter, Dated: 19.09.2026 & 25.09.2026.
4. G.O.(Ms) No.138 Housing and Urban Development Department, Dated: 04.06.2004
5. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No.8172/1997/MP2 Dated 24.04.1997.
6. G.O.(Ms) No.86 Housing and Urban Development Department, Dated: 28.03.2012
7. G.O. (Ms) No.85 Housing and Urban Development Department, Dated:16.05.2017.
8. G.O.(Ms) No.01 Housing and Urban Development Department, Dated: 05.01.2021
9. G.O. (Ms) No.53 Housing and Urban Development Department, Dated: 16.04.2018
10. G.O. (Ms) No. No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
11. G.O. (Ms) No.16, Municipal Administration and Water Supply Department, Dated: 31.01.2020
12. G.O. (Ms) No.54, Housing and Urban Development Department, Dated:12.03.2020
13. Circular from the Director of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16.04.2009.
14. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/BA1, Dated: 27.06.2012.
15. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/BA1, Dated: 22.09.2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/Spl.cell, Dated: 14.12.2017.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.4367/2019/BA2, Dated: 05.02.2020 & 14.08.2021.

18. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, Dated: 11.04.2023.
19. G.O(Ms) No:79, Housing and Urban Development Department, Dated: 04.05.2017.
20. G.O.(Ms.)No.149, Housing and urban development Department, dated:31/07/2026.
21. Circular from the Commissioner of Town and Country Planning, Roc No:7216/2024/TCP5, dated 17/08/2026.
22. District Fire Officer, Fire and Rescue Service, Villupuram District PP NOC No:10551/NOC/NMSB/2026, dated. 19.06.2026.

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Order

With reference to the 1st letter cited, applicant has requested for the approval of Commercial Building in Villupuram District, Vanur Taluk, Kottakuppam Municipality, Kottakuppam Village in. Old S.No: 374/6, 374/7, 374/8 (R.S.No:44/3), New S,No:44/3A3A with an extent of 2025.00 Sqm Proposed Residential Building **Block–A** Ground Floor + First Floor + Second Floor + Third Floor, **Block –B** Ground Floor, **Block –C** Ground Floor with FSI Area of 929.91 Sq.m. The site approval by delineating the boundary from "**A to D"** was approved as **L.P/A.D.T.C.P (VD) No:275/2026** with the common and special conditions.

Commercial Building

Area of Site – 2025.00 Sq.m

Proposed Residential Building

Description	Floor Area Details	F. S. I Area (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
Block – A (Residence)	Ground Floor	223.38	–	223.38
	First Floor	196.55	–	196.55
	Second Floor	196.55	–	196.55

	Third Floor	196.55	–	196.55
	Head Room & LMR		21.38	21.38
Block – B (Store & Toilets)	Ground Floor	35.43	–	35.43
	Open Terrace		7.51	7.51
Block – C (Caretaker's & Quarters)	Ground Floor	81.45	–	81.45
	Head Room		11.68	11.68
	Septic Tank		6.00	6.00
	Sump		6.00	6.00
	Transformer Yard		25.00	25.00
	Collection & Disposal Of Solid & Liquid Waste		9.00	9.00
Total		**929.91**	**86.57**	**1016.48**

FSI = = 0.46

As per the Section 47A of Town and Country Planning Act 1971, Technical Clearance No**.** **B.P/A.D.T.C.P(VD): 44/2026** and Duration of Permission from 28.09.2026 to 27.09.2034 (8 Years) has been accorded with the following conditions and special conditions.

Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the Rules made there under and do 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.

3. Conditions mentioned in the No Objection certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
4. 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.
5. 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.
6. According to the Circular No. 12544/14 / Spl.cell 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
7. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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.
d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
e. Workmanship, soundness of structure and materials used.
f. Quality of building services and amenities the construction of building
g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

9. Reference 22nd cited letter, Fire NOC conditions should be followed.

Special Conditions:

1. 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.
2. Parking area to be utilized only for parking purposes 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 GO. (Ms) No. 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
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. As per GO. (Ms). No. 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.
9. As per GO. (Ms) No. 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and engineer details at the place of construction.
10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
11. If any Court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
12. 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.

13. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Local body if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.
15. As per TNCDBR-2019 the following fee and charges are collected as follows:

Fees paid Details.

i.	Scrutiny fees (Online)	–	Rs. 5160/-	Dated: 08.08.2026
ii.	OSR Charges	–	Rs. 81000/-	Dated: 19.09.2026
iii.	CC Charges	–	Rs. 10979/-	Dated: 25.09.2026
iv.	Security Deposit Charges	–	Rs. 87420/-	Dated: 25.09.2026
v.	Display Board Charges	–	Rs. 1500/-	Dated: 25.09.2026
vi.	Development Charges for Building	–	Rs. 5100/-	Dated: 25.09.2026
vii.	Development Charges for Land	–	Rs. 4050/-	Dated: 25.09.2026
viii.	Centage for Land	–	Rs. 900/-	Dated: 25.09.2026
ix.	Centage Charges for Building	–	Rs. 6500/-	Dated: 25.09.2026
x.	Infrastructure and Amenities Charges	–	Rs. 174840/-	Dated: 25.09.2026

Copy to:

Thiru.Ravi Shankar
No:4/437, 7th South Cross Street,
Kabaleeshwarar Nagar,
Neelankarai,
Thiruvanmiyur,
Chennai – 600041.

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.