PP APPROVAL RECORD

Planning Permission

Survey 122/21A and 1 more

Kandachipuram, Kandachipuram taluk

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.

PROCEEDINGS OF THE ASSISTANT DIRECTOR

VILLUPURAM DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Thiru.K.J.Ramaprasath B.Tech., M.plan.,

Online Building –Technical Clearance

Online Application No: SWP/BPA/951735/2026 **Date:03.11.2026**

To

Block Development Officer / Special Officer,
Mugaiyur Panchayat Union,
Kandachipuram Taluk,
Villupuram District.

Sir/Madam,

Subject:

Commercial Building (Non - High Rise Building) - Office of the Assistant Director of Town and Country Planning - Villupuram District - Kandachipuram Taluk – Mugaiyur Panchayat Union – Kandachipuram Village S.F.No. 122/21A & 122/21B with an extent of 1341.00 Sq.m – Proposed Commercial Building (Departmental Store) with and FSI Area of 887.08 Sq.m–Technical clearance issued - Forwarded for further action - Reg.

Reference:

1. Applicant Mr.C.Jagadeesan, Online application No. SWP/BPA/951735/2026 Dated: 15.09.2026. (Online Building Scrutiny reference No: Y3DBOOFT).
2. Demand payment Request Letter, Dated:22.10.2026 and 28.10.2026.
3. Applicant demand Remittance letter, Dated: 23.10.2026, 30.10.2026 and 30.10.2026.
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.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.18, Housing and Urban Development Department, Dated: 04.02.2019
13. G.O. (Ms)No. 54, Housing and Urban Development Department, Dated: 12.03.2020
14. Circular from the Director of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16.04.2009.
15. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/BA1, Dated: 27.06.2012.

16. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/BA1, Dated: 22.09.2017.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/Spl.cell, Dated: 14.12.2017.
18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 & 14.08.2021.
19. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 11.04.2023.
20. District Fire Officer, Villupuram District letter. 12555/NOC/NMSB/2026, Dated:24.09.2026.

Order

With reference to the 1st letter cited, applicant has requested for the approval of Commercial Building in Villupuram District, Kandachipuram Taluk, Mugaiyur Panchayat Union, Kandachipuram Village, S.F.No. 122/21A & 122/21B with an extent of 1341.00 Sq.m. Proposed Commercial Building (Departmental Store) with and FSI Area of 887.08 Sq.m .The site approval by delineating the boundary from **A to G** was approved as **L.P/A.D.T.C.P (VD) No: 316/2026** with the common and special conditions.

Area Statement (Commercial Building.)

Area of the Site - 1341.00 Sq.m

DESCRIPTION	FLOOR AREA DETAILS	Area Details		
		FSI AREA (Sqm)	Non- FSI AREA (Sqm)	TOTAL BUILT - UP AREA (Sqm)
Commercial Building (Departmental Store)	Basement Floor	-	443.54	443.54
	Ground Floor	443.54	-	443.54
	First Floor	443.54	-	443.54
	Head Room	-	66.74	66.74
	TOTAL	**887.08**	**510.28**	**1397.36**

FSI = 887.08/1341.00 = 1.37 < 2.0.

And As per the Section 47A of Town and Country Planning Act 1971, Technical Clearance No.**B.P/A.D.T.C.P (VD): 51/2026** and 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 20st cited letter, Fire NOC conditions should be followed.
10. **The Planning Permission / Building Permit is sanctioned subject to the strict condition that the applicant shall exclusively utilize the piped water supply provided by the Local Body for all domestic and construction purposes. Under no circumstances shall the applicant sink a borewell, dig an open well, or extract/utilize groundwater from the site, as the plot is located within the prohibited radius of a burial/cremation ground as per the Tamil Nadu Combined Development and Building Rules, 2019.**

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.

1.	Scrutiny fees	-	Rs. 3786 Dated:15.09.2026.
2.	Centage for Land	-	Rs. 600 Dated:30.10.2026.
3.	Centage Charges for Building	-	Rs. 5000 Dated: 30.10.2026.
4.	Infrastructure and Amenities Charges	-	Rs. 167320 Dated: 30.10.2026.
5.	CC Charges	-	Rs. 15047 Dated: 30.10.2026.
6.	Security Deposit Charges	-	Rs. 83660 Dated: 30.10.2026.
7.	Display Board Charges	-	Rs. 1500 Dated: 30.10.2026.
8.	Development Charges for Building	-	Rs. 13980 Dated: 30.10.2026.
9.	Development Charges for Land	-	Rs. 5364Dated: 30.10.2026.
10.	OSR Charges	-	Rs. 505557 Dated: 23.10.2026

Assistant Director,
District Town and Country planning office
Villupuram District.

Copy To:
Mr.C.Jagadeesan,
No.10/1, Murugan koil street,
Kandachipuram taluk,
Vilupuram - 605701

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.