PP APPROVAL RECORD

Planning Permission

Survey 453/22

Udaiyarpalayam East, Udaiyarpalayam taluk

Ariyalur 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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PROCEEDINGS OF THE DEPUTY DIRECTOR/ASSISTANT DIRECTOR (I/C) OF ARIYALUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT:THIRU.S.ANNADURAI,B.E.

Commercial Office Building (Non–Highrise Building) – Ariyalur District Town & Country Planning Office – Ariyalur District – Udaiyarpalayam Taluk – Udaiyarpalayam Town Panchayat – Udaiyarpalayam East Village – Comprised in Survey No: 453/22 with an site extent of 373.00 Sq.m – The FSI Area of 369.44 Sq.m for Proposed Construction of Commercial Office Building (Stilt + 2 Floors) –Technical Concurrence issued – Forwarded for further action – Reg

Reference:

1. Applicant.Thiru.V.Keerthivasan, Ariyalur District Online Application No. SWP/BPA/914193/2026, Dated.31.07.2026.
2. This Office Letter, Dated:30.10.2026. (Demand Fees requested)
3. Date of receipt of payment of fee from the Applicant's:02.11.2026.
4. G.O. Ms. No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O. Ms. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. Ms. No.138, Housing and Urban Development Department, Dated: 04.06.2004.
7. G.O. Ms. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O. Ms. No.18 & 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020 respectively.
9. Circular of Commissioner of DTCP, Chennai ROC No. 4367/2019–PA2, Dated: 07.03.2019 and 14.03.2019.
10. Circular of Commissioner of DTCP, Chennai ROC No. 7486/2009–PA2, Dated: 16.04.2009.
11. Circular of Commissioner of DTCP, Chennai ROC No. 21075/2009–PA1, Dated: 27.06.2012.
12. Circular of Commissioner of DTCP, Chennai ROC No. 12201/2017–PA1, Dated: 22.09.2017.
13. Circular of Commissioner of DTCP, Chennai ROC No. 14227/2017–CP, Dated: 14.12.2017.
14. Circular of Commissioner of DTCP, Chennai Na.Ka. No. 4367/2019–BA2, Dated: 06.11.2019 and 14.08.2021.
15. Director of DTCP, Chennai Power Delegation Circular ROC No. 7963/2022–K1, Dated: 23.04.2022.

16. The District Officer, Fire and Rescue Operations Station, Perambalur, Letter PP NOC No.12388/NOC/NMSB/2026, Dated: 17.09.2026.
17. G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.03.2025 and G.O. Ms. No.149, Housing and Urban Development Department, Dated: 31.07.2026.
18. The Deputy Director/Assistant Director(i/c), District Town and country planning Office, Ariyalur District Proceeding No. SWP/BPA/914193/2026, Dated.15.10.2026.(For Non-Agriculture Use)
19. G.O. Ms. No.53, Housing and Urban Development Department, Dated: 28.02.2024, G.O. Ms. No.155, Housing and Urban Development Department, Dated: 08.10.2025 and G.O. Ms. No.171, Housing and Urban Development Department, Dated: 30.10.2025

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Order:-

Ariyalur District, Udaiyarpalayam Taluk, Udaiyarpalayam Town Panchayat, Udaiyarpalayam East Village, Comprised in Survey No: 453/22 with an site extent of 373.00 Sq.m. The FSI Area of 369.44 Sq.m for Proposed Construction of Commercial Office Building (Stilt + 2 Floors). Hence, the site is earmarked as **"A to D"** and Building plan Technical Clearance No: **B.P./DTCP(A.D.) No.09/2026.**

Details of the Proposed Construction of
Commercial Office Building (Stilt + 2 Floors) is as follows:

Proposal Details:

Total Site Area – 373.00 Sq.m

Proposed Construction of Commercial Office Building

S.No	Floor Name	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built-up Area (Sq.m)
	Block-1			
1	Stilt Floor	–	184.72	184.72
2	First Floor	184.72	–	184.72
3	Second Floor	184.72	–	184.72
4	Head Room	–	18.06	18.06
5	UG Sump	–	17.50	17.50
6	Septic Tank	–	11.25	11.25
	Total	**369.44**	**231.53**	**600.97**

Total FSI Area – 369.44Sq.m
FSI – 0.99

The Above building approval u/s 47(A) of Tamil Nadu Town and Country Planning Act 1971.

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

Special Conditions:–

1. Planning permission is granted in accordance with the Town & Country Planning Act's guidelines and any rules that have been made there under. It does not address structural stability issues, such as safety during construction, as those are dealt with by the Building Rules under the Local Bodies Act. The granting of a planning permit is contingent upon the applicant or developer, as well as the architects, licensed surveyors, and structural engineer involved in the development, ensuring that the developments are structurally sound and that adequate safety precautions are taken throughout the construction process.
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. All of the aforementioned requirements should be satisfied in order to receive a clearance certificate from the Central/State Government.
4. "Urban Development Department has not legally confirmed the land ownership of the applicant by giving technical clearance. Before granting technical permission only the documents (deed, lease deed, lease, endowment, public power deed etc.) submitted with the applicant's application are verified as to whether the applicant is entitled to develop. Thereby it is initially seen whether the applicant has the right to develop.
   Any person who wishes to purchase the property must separately confirm the applicant's ownership of the property. And if any other individual claims the same, they can settle the same before a court of appropriate jurisdiction. The Department of Urban Development is not the appropriate body to decide this."
5. As per Tamil Nadu Combined Development Building Rules (TNCDBR 2019), the FSI (Floor Space Index), setback areas, and parking areas at the proposed construction site should be given in the Display Board at site premises.
6. Electrical wiring during construction in the proposed site should be erected by the approved Government Licensed holder.
7. The applicant shall adhere to the guidelines provided by the Department/Official in 16th, and 19th reference cited.
8. Conditions mentioned in the No Objection certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
9. 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.
10. To obtain consent of TNPCB (Prevention & control of Pollution) Act, 1974 as amended and the Air (Prevention and Control of Pollution) Act, 1981 as amended.
11. The landowner or lessee or power of attorney holder or developer who makes the development, the Registered Architect or Engineer on Record, and the Registered Construction Engineer on Record, shall be jointly and severally held responsible if any unauthorized construction, addition and alternation are done without prior permission of the competent authority.
12. To obtain Completion Certificate, certifying that the building has been completed as per the approved plan, from the competent authority that has issued Planning Permit before getting service connections such as electric power connection, water supply sewerage connection. These service connections shall be given by the service provider to these buildings only after the production of the Completion Certificate.

13. With reference to the 18th cited above, the applicant's self-attested copy of the Adangal, Affidavit and the VAO-attested copy of the Adangal have been received and scrutinized. Based on the documents submitted by the applicant, the proposed Restaurant building has been approved.
14. **The proposed Commercial Office building must be used for same purpose for which the approval obtained. If used for any purpose other than the approved use, the technical clearance will be deemed to be canceled and action will be initiated u/s 56 & 57 of T&CP Act, 1971, without any prior notice and will be considered as unauthorized construction.**

Conditions:-

1) A solar water heating system needs to be installed for the proposed Commercial Office Building.
2) Parking area should be utilized for what it is indicated on the map.
3) The openings displayed on the plot must be placed appropriately.
4) Do not alter any deviations from the approved drawing that are in the building. If making changes, this authority's prior consent should be sought.
5) According to G.O. Ms. Nos. 18 and 16, Municipal Administration and Water Supply Department, dated: 04.02.2019 and 31.01.2020, respectively, rain water harvesting facilities as illustrated on the map are to be implemented in the building.
6) Mosquito repellant should be installed in the plot's overhead tank and well for drinking water.
7) The proposed structure should include fire safety measures as required by law and fire extinguishers should be installed.
8) According to G.O. Ms. No. 341, Department of Municipal Administration and Drinking Water Supply (N.N.1), septic tanks must have U traps fitted as of 3.11.2004.
9) The Environmental and Forest Department recommends using "Fly Ash Bricks" and Materials during building.
10) In order to evacuate sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974, the proper permission must be obtained.
11) As per the G.O. Ms No. 255, Rural Development (C-2), Dated: 18.08.1997, Rural Building Development Rules, Commercial Office Building should be constructed.
12) The applicant's documents serve as the basis for the Commercial Office Building approval. The approval will be revoked immediately if the documents need to be corrected or are incorrect.
13) Building and equipment details must be kept up to date with the approved plan. The applicant should contact this office if there are any changes that are required.
14) As per G.O.79 and G.O.53, The local body should collect 3% Guide Line Value as Land Conversion Charges prior issuing of final approval. The account detail is below:
    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)
15) The following fees are paid by the applicant to the appropriate Government account head has been paid.
    1) Scrutiny Fees – Rs. 1,718/- paid on 31.07.2026.
    2) OSR Charges (Challan No. 20261028045903) – Rs. 1,67,850 /- paid on 28.10.2026.
    3) Infrastructure and Amenities Charges (Challan No. 20261102042056)- Rs. 88,360/- paid on 02.11.2026.

4) Display Board Charges – Rs.1,500/– paid on 02.11.2026.
5) Centage Charges (Challan No. 20261102042056) – Rs.3,100/– paid on 02.11.2026.
6) CC Charges – Rs. 7,212/– paid on 02.11.2026.
7) Security Deposit – Rs. 44,180/– paid on 02.11.2026.
8) Development Charges for Land– Rs. 1,865/– paid on 02.11.2026.
9) Development Charges for Building – Rs. 6,700/– paid on 02.11.2026.

Encld: Building Drawing (1 Sheet)

To:

The Executive Officer,
Udaiyarpalayam Town Panchayat Office,
Ariyalur District.

Copy to:

Thiru.V.Keerthivasan,
S/O.Varadharajan,
No.10/212, Annanagar,
Neivanam Village,
Sendurai Taluk,
Ariyalur 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

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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.