

PP

APPROVAL RECORD

Planning Permission

Ranipet

Ranipet district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

PURPOSE

Commercial

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.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/10/23 10:54 AM

From:

Joint Director / Deputy Director / Assistant

F block, 4th floor, District Collectorate, Ranipet-632401

TO:

The Commissioner
Arcot Municipality,
Arcot
Ranipet District.

Online Application Number:

SWP/BPA/004413/2022

Submitted Date :

-

Sir,

Subject:

Commercial building -DTCP – Ranipet District – Arcot Taluk – Arcot Municipality - Ward –A, Block-27, T.S.No.39/1, 2, 3, 4 , 44/1A - Sanctioned Hasanpura Part-II D.D.Plan - Site extent of 456.0 Sqm – proposed Commercial building Stilt +3 Floor for an FSI Area of 669.0 Sqm Technical clearance issued - forwarded for further action

Reference:

1. Applicants Thiru.D.Kareem Sheriff , D.Rahim Sheriff online application No: WP/BPA/0004411/2022 Dated: 02.11.2022.
2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019.
5. G.O.19, Department of Municipal Administration and WaterSupply,Dated:02.03.2022.
6. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
7. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009.
8. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated:27-06-2012.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated:22-09-2017.
10. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated:14-12-2017.
11. Applicant demand remittance letter dated : 12.12.2022
12. Circular from the Director of Town and Country Planning, Roc No. 4173/2022/TCP5, Dated:12.04.2022.

Body of the letter:

With reference to the 1st Cited letter, applicant has requested for the approval of Commercial building in Ranipet District – Arcot Taluk – Arcot Municipality - Ward –A, Block-27, T.S.No.39/1, 2, 3, 4 , 44/1A - Sanctioned Hasanpura Part-II D.D.Plan - Site extent of 456.0 Sqm – proposed Commercial building Stilt +3 Floor for an FSI Area of 669.0 Sqm Technical clearance issued - The site has been marked as “A to L ” and concurrence for site issued vide this office Approved Number SWP/DTCP/RANIPET/BUILDING NO: 01 / 2023 Technical Clearance has been issued with the following common and special conditions.

Proposal Details

Area of Site - 456.00 Sqm

FSI Area - 669.00 Sqm

Floor Details	-	F.S.I Area	-	Non F.S.I Area	-	Total Area
Stilt Floor	-	-	-	21.56	-	21.56
First Floor	-	223.00	-	-	-	223.00
Second Floor	-	223.00	-	-	-	223.00
Third Floor	-	223.00	-	-	-	223.00
TOTAL	-	669.00	-	21.56	-	690.56

Total FSI Area : $669.00 / 456.00 = 1.46 < 2.00$

Fees Details

1. Scrutiny Fees – Rs. 2,065
2. Centage Charge for Land - Rs.300
3. Centage charge for Building - Rs. 2200
4. Infrastructure and Amenities charges - Rs. 95,880
5. Security Deposit charges - Rs. 47,940
6. CC Charges - Rs. 5,705
7. Display Board - Rs. 1500

Conditions

1. Solar System should be installed for the proposed commercial building construction.
2. Rainwater harvesting facilities shall be implemented in the building as shown on the map and as per Ordinance No.138, Department of Municipal Administration and Drinking Water Supply dated 11.10.2002.
3. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.
4. The petitioner shall provide at his own cost the disposal of waste water from the proposed building through private vehicles, protected drinking water facilities for the users and water facilities for other needs.
5. Adequate fire prevention and fire fighting equipment shall be installed in the proposed construction as per rules.
6. As per Ordinance No. 341, Municipal Administration and Drinking Water Supply (N.N.1) Department dated 03.11.2004 “U Trap” should be set up in septic tank.
7. Fly Ash Brick Material should be used for the proposed building as per Environment and Forest Department notification.
8. A copy of the approved map (true copy) should be published on the proposed land during construction.
9. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.
10. The parking lot shall be used for that purpose as intended in the map.
11. The openings shown on the plot should be fixed accordingly.
12. Wiring should be done by a government approved electrical contractor when the proposed building is constructed.
13. Along with the original copy of the approved drawing and a copy of this order shall be furnished to the purchasers.

Copy
Thiru.D.Kareem Sheriff, D.Rahim Sheriff
No.44, Mohamed sha bazaar street,
Arcot, Ranipet – 632 503.

JD/DD/AD
District Town & Country Planning Office District



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](#)



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



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.

