

PP

APPROVAL RECORD

Planning Permission

Sivagangai

Ranipet 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.

OFFICE OF THE ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING RANIPET DISTRICT
ONLINE BUILDING PLAN APPLICATION - PLANNING PERMISSION
Application Number: SWP/BPA/008578/2023

- Sub : **Institutional Building** – District Town and Country Planning Office - Ranipet District – Arcot Taluk - Mecheri Panchayat/Village of S.F.No: 540/4 with an extent of 9300.00 Sq.m, FSI Area of 5940.45 Sq.m - Technical Clearance issued – Planning Permission issued - Forwarded for further action - Regarding.- Reg.
- Ref : 1. M/s. Adhiparasakthi Institute of Agriculture by its Managing Director Mrs.V.Lakshmi, Online Application Reference No. SWP/BPA/008578/2023, Dated:29.03.2023.
2. Assistant Director, Ranipet District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/008578/2023, Dated:11.04.2023.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.No.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. District officer, Ranipet District Fire & Rescue service department L.Dis.No.1667/A/2023, date:18.04.2023.
14. Joint Director, Agricultural Dept., Ranipet District K.Dis.No.AA2/2565/2023, Date.08.05.2023.
15. G.O.No.79 Department of Municipal Administration and Water Supply, Dated: 04.05.2017.
16. Technical clearance issued by the Director of Town and Country Planning, Chennai Dated:25.09.2023.
17. Demand payment Request Letter, Dated: 13.10.2023 requiring payment of Centage Fee Charge, Display Board Charges, I & A Charges, CC Charges, Shelter charges, Security Deposit.

18. Applicant Mrs.V.Lakshmi, Letter Dated: 17.10.2023. Payment of Centage Fee Charge, Display Board Charges, I & A Charges, Shelter Charges, CC Charges and Security Deposit.

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Order

1. With reference to the 1st Cited letter, the applicant M/s. Adhiparasakthi Institute of Agriculture by its Managing Director Mrs.V.Lakshmi has requested for the approval of Institutional building at Ranipet District, Arcot Taluk, Mecheri Village of S.F.No: 540/4 with an extent of 9300.00 Sq.m With reference to the 16th Cited letter the boundary of the site has been marked as "A to D". The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 360 / 2023 by the Director of Town and Country Planning, Chennai and Concurrence for site issued by wide this office Approval No. SWP/DTCP/RANIPET/ INSTITUTIONAL BUILDING NO.17/2023. Planning Permission has been issued with the following common and special conditions.
2. The area statement for the Proposed Educational building is as below. Area

Details:

S. No.	Description	FSI Area (in sq.m)	Non FSI Area (in sq.m)	Total Built up Area (in sq.m)
1	Ground floor	2029.97	-	2029.97
2	First floor	1955.24	-	1955.24
3	Second floor	1955.24	-	1955.24
4	Head Room	-	91.83	91.83
	Total	5940.45	91.83	6032.28

FSI Area – 5940.45 Sq.m

FSI - 0.64

The Planning Permission issued with the following Special and General Conditions: -

Special Conditions

1. The OSR "1 to 4" total OSR area 951.92 Sq.m Shown in the site plan should be retained as open space reservation as per **TNCDBR 2019** rule 41(1) Explanation (i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules 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. 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.

5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
7. 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.

General Conditions

1. Solar water heating system to be provided to the proposed Industrial 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 purpose 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 G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
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. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O.No.18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. As per reference No 15 cited above, The final approval should be given by the local body only after collecting the Scrutiny fee of Rs.1000/- as per rule no.3 and 3% of the Market value of the land as land use conversion fee as per rule no.9

Head of Account

0217 Urban Development – 60 Others Urban
Development Schemes – 800 Other Receipts – AS
Receipts Under Land Use Conversion Charges – 27
Non Taxation fees – 09 Collections.
DPC:0217 60 800 AS 2790

Scrutiny Charge	:	Rs. 25830	Date:29.03.2023
CC Charges	:	Rs. 66,000	Date:17.10.2023
Centage Charge for Land	:	Rs. 1200	Date:17.10.2023
Centage Charge for Building	:	Rs. 8000	Date:17.10.2023
Infrastructure and Amenities Charges	:	Rs. 4,80,000	Date:17.10.2023
Display Board Charges	:	Rs. 1500	Date:17.10.2023
Security Deposit	:	Rs. 2,40,000	Date:17.10.2023
Shelter charges	:	Rs. 8000	Date:17.10.2023

Further, the Applicant has requested to approach The President, Mecheri Panchayat for the Final Approval of **Institutional** Building.

The President, Mecheri Panchayat is requested to give the final approval for the **Institutional** Building to the Applicant. And it is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

Assistant Director
District Town & Country Planning Office,
Ranipet District.

To,
The President,
Mecheri Panchayat,
Arcot Panchayat Union,
Ranipet District.

Enclosure

Original Map and Condition - 2 set

Copy to :

Tmt.V.Lakshmi,
No.1, GST Road,
Adhiparasakthi Siddhar Peedam Temple campus,
Melmaruvathur, Cheyyar,
Chengalpattu - 603319

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

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

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

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.

