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APPROVAL RECORD

# Planning Permission

Ranipet

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.

**DISTRICT TOWN AND COUNTRY PLANNING OFFICE, RANIPET**

**ONLINE BUILDING PLAN APPLICATION: TECHNICAL CONCURRENCE**

**APPLICATION NUMBER: SWP/BPA/043868/2023**

**From**

The Assistant Director,  
District Town and Country Planning Office,  
Ranipet District – 632401.

**To**

The President,  
Dharmaneedhi Panchayat/ Village,  
Nemili Taluk,  
Ranipet District.

Online Application Number: SWP/BPA/043868/2023

Submitted Date: 17.10.2023

**Subject:** Industrial Building (Green Category - Rice Mill) – Ranipet District Town and Country Planning Office – Ranipet District – Nemili Taluk – Dharmaneedhi Panchayat/Village - Survey Numbers: 60/1 – Site Extent of 4400.00 Sq.m - Proposed Construction of Ms. Sivasakthi Modern Rice Mill (G.I. Sheet Roof Building Block-1(Ground Floor) & RCC Roof Building Block-2 (Ground Floor + First Floor)) having Total Built-up Area of 311.68 Sq.m - FSI Area of 311.68 Sq. m – Technical Clearance issued - forwarded for further action - Regarding.

**References:**

1. Applicant Mr. R. Sathish Raman Online Application Form, Online Application Number: SWP/BPA/043868/2023, Dated: 17.10.2023.
2. G.O.138, Housing and Urban Development Department, dated: 04.06.2004.
3. G.O.86, Housing and Urban Development Department, dated: 28.03.2012 and G.O.85, Housing and Urban Development Department, dated: 16.05.2017.
4. G.O.53, Housing and Urban Development Department, dated: 16.04.2018 and G.O.18, Housing and Urban Development Department, dated: 04.02.2019.

5. G.O.79, Housing and Urban Development Department, dated: 04.05.2017.
6. G.O.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020.
7. G.O.166, Housing and Urban Development Department, dated: 04.02.2019 (Insisting TNRERA Registration).
8. G.O.01, Housing and Urban Development Department, dated: 05.01.2021.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated: 04-07- 2014.
10. Circular from the Commissioner of Town and Country Planning, Roc no. 19992/2011(1)/Special Cell, dated: 31.05.2018.
11. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2, Dated: 05.02.2020.
12. Circular from the Director of Town and Country Planning, Roc No. 14063/2020/Spl.cell, Dated: 13-10- 2020.
13. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 11-04-2022.
14. District Fire Officer, Fire and Rescue Service, Ranipet District, L.Dis No. 7180/A/2023, Dated: 06.12.2023 and Order No: 250-3.
15. Joint Director, Agricultural Department, Ranipet District, Roc No. A2/6997/2023, Dated: 25.11.2023.
16. Demand payment Request Letter, Dated: 19.12.2023 requiring payment of Centage Fee Charges, Display Board Charges, I & A Charges.
17. Applicant Mr. R. Sathish Raman Demand Payment Receipt, Dated: 20.12.2023 & 15.09.2023. (Payment of Centage Fee Charges, Display Board Charges, I & A Charges).
18. Applicant Mr. R. Sathish Raman Scrutiny Fee Receipt, Dated: 17.10.2023.

19. Mrs. V. Mageshwari, Mrs. S. Ponni, Mr. V. Manjunathan, Mr. V. Senthinadhan and Mr. R. Sathish Gift deed document, Gift deed (Local Body) document no: 5099/2023, Date: 08.12.2023

18. Mrs. R. Saraswathi President of Dharmaneethi Panchayat Resolution order, Dharmaneethi Panchayat Resolution No. 115/2014 for Culvert construction across channel, dated: 13.06.2014.

19. Legal Opinion for Ownership, Mr. M. Sivakumar, AGP, Ranipet Sub Court

Order:

With reference to the 1st cited letter, applicant has requested for the Approval of Building (Green Category Industrial Building – Rice Mill) in Nemili Taluk, Dharmaneethi Panchayat/Village of Survey Numbers: 60/1 which have an Site Extent of 4400.00 Sq.m and Proposed Construction of Ms. Sivasakthi Modern Rice Mill (G.I. Sheet Roof Building Block-1(Ground Floor) & RCC Roof Building Block-2 (Ground Floor + First Floor)) having Total Built-up Area of 311.68 Sq.m and FSI Area of 311.68 Sq. m. The Site has been marked as “A B C D E F G” and Concurrence for site issued by wide this office Approval No. SWP/DTCP/RANIPET/Site Approval No.171/2023.

The Technical Concurrence is issued under section 47 A of Town and Country Planning Act, 1971 for the above proposal and numbered as SWP/DTCP/RANIPET/Building Approval No. 018/2023.

**Proposal Details:**

Area of Site : 4400.00 Sq.m

| S.NO  | FLOOR DETAILS          | FSI AREA<br>(in Sq.M.) | Non-FSI<br>AREA<br>(in Sq.M.) | TOTAL AREA<br>(in Sq.M.) |
|-------|------------------------|------------------------|-------------------------------|--------------------------|
| 1     | Block – 1 Ground Floor | 224.03                 | -                             | 224.03                   |
| 2     | Block – 2 Ground Floor | 38.17                  | -                             | 38.17                    |
| 3     | Block – 2 First Floor  | 49.18                  | -                             | 49.18                    |
| Total |                        | 311.38                 | -                             | 5126.00                  |

Provided OSR – 441.54 Sq.m

Workshop Area – 195.23 Sq.m

Office Area – 9.13 Sq.m

FSI – 0.07

Parking – Cycle – 5, Two wheeler – 5, Car – 1, DA Car – 1, Lorry - 1

As per Town and Country Planning Act 1971 under section 47 A Building permission is granted subject to the following special terms and conditions:

**Special Conditions:**

1. 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. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design, d) Workmanship, soundness of structure and materials used, e) Quality of

building services and amenities the construction of building and f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

2. The Applicant shall not commence any activity, excepting fencing of the site and construction of temporary shed for guard, without obtaining Environmental clearance under the EIA Notification, 2006 from the State Level Environment Impact Assessment Authority or the Ministry of Environment and Forests, Government of India, as applicable to the project, as per the threshold limits. Any violation from the above requirement is liable for action under section 19 of the Environment (Protection) Act, 1986 and Environmental clearance should be obtained before commencement of construction/issue of planning permission.

3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.

4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.

5. 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 Surveyor 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

6. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director 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 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. As per Circular No. 05013/2015/MP, dated: 19.03.2015 of the Director of Urban Development, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.
8. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of sewage.
9. “The Provisions in the G.O. (MS) No. 17. H&UD [UD4 (3)], Department, dated: 05.02.2016 shown in Reference - 3 relating to installation and use of solar energy system, should be followed.
10. The Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition & etc. It is informed that the approval given to them will be canceled by the Director of Town and Country Development without any prior notice if there is any impact on the above information.
11. “This order is passed subject to the outcome of the writ petition W.P. (MD) No.8948 of 2019’
12. “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 & Act 2016, The promoter has to advertise, 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.”
13. With the Reference 4 and 5 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follows: (i) when the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from the Assistant Director, District Town and Country Planning Office, Ranipet District, (ii) The

Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning Office, Ranipet District, (iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC), b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC) and (iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as invalid.

15. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be canceled by the Department without any prior notice.

16. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

**General Conditions:**

1. After the Assistant Director, Ranipet District Town and Country Planning Office has issued the technical permission, if (i) wrong information has been submitted by the applicant to obtain the technical permission or (ii) if the correct procedures as per law have not been followed, the Assistant Director has the right to change or cancel the technical permission based on the above reasons.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
3. Solar water heating system to be provided to the proposed Hospital Building & Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. The Open Space shown in the drawing should be left as it is.
6. No additions/alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O. (Ms) No: 18 & G.O. (Ms) No: 16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
11. As per GO (Ms) No: 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials must be used for construction.

13. As per G.O.(Ms)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.
14. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
15. Government registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance Procedure to be Follow.
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by Localbody (Vanapadi Panchayat), if the construction is done with Additional/Deviation to be Approved plan before Levy of the applicable taxes.
19. The Applicants/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.
20. Setbacks should be retained as per Approval Drawing.
21. The OSR total area 3227.95 Sq.m Shown in the site plan should be retained as open space reservation as per TNCDBR 2019 rule 41(1) Explanation (i).
22. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
23. 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.

24. 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.

**Fee Payment Details:**

Scrutiny Fee - Rs. 7222.00, Dated: 17.10.2023.

Centage Charges for Building - Rs. 1000.00, Dated: 20.12.2023

Centage Charges for Land - Rs. 1500.00, Dated: 20.12.2023

Infrastructure and Amenities Charges - Rs. 58656.00, Dated: 20.12.2023

Display Board Charges - Rs. 1500.00, Dated: 20.12.2023

Further, the Applicant has requested to approach The President, Dharmaneethi Panchayat for the Final Approval of Building (Rice Mill).

The President, Dharmaneethi Panchayat is requested to give the final approval for the Building (Rice Mill) to the Applicant and it is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

**Enclosure**

Original Map and Condition - 2 sets

**Copy to:**

Mr. R. Sathish Raman,  
No.41, Pillaiyar Koil Street,  
Dharmaneethi Village,  
Nemili Taluk,  
Ranipet 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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

