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APPROVAL RECORD

Planning Permission

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: PLANNING PERMISSION

APPLICATION NUMBER: SWP/BPA/639535/2025

From

The Assistant Director,
District Town and Country Planning Office,
F-Block, 4th Floor,
District Collectorate Complex,
Ranipet District-632401.

To

The Commissioner,
Walajah Town/Municipality,
Walajah Taluk,
Ranipet District - 632513.

Online Application Number: **SWP/BPA/639535/2025**

Submitted Date: **03.09.2025**

Subject: Non-High Rise Building (NHRB) in Planning Area (Walajah Master Plan) – Commercial Building (Office Building) – District Town and Country Planning Office, Ranipet District - Ranipet District- Walajah Taluk – Walajah Town/Municipality – Vannivedu Walajah Ammananthangal Ward-1 – Block 16 of Town Survey Numbers: 947/1, 948/1, 949/1, 950/1, 951/2A, 951/2B and 951/3 with an Site Extent of 566.00 Sq. m or 0.14 Acres – Total FSI area: 1172.64 Sq. m - Total Built-up Area: 1590.715 Sq. m - Planning Permission issued - forwarded for further action - Reg.

References:

1. On 03.09.2025, Applicant Mr. G. A. Prakash Online Application Form was received through Online Application Number: SWP/BPA/639535/2025.

2. Inspection Report of the Surveyor cum Assistant Draughtsman of Ranipet District Town and Country Planning Office for Online Application No. SWP/BPA/639535/2025, Dated: 08.09.2025.
3. G.O. (Ms.). No. 86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O. (Ms.). No. 85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. (Ms.). No. 01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O. (Ms.). No. 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O. (Ms.). No. 16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. (Ms.). No. 54, Housing and Urban Development Department, Dated: 12.03.2020.
9. Circular from The Director of Town and Country Planning through the letter Roc. No. 7486/2009/BA2, Dated: 16.04.2009.
10. Circular from The Director of Town and Country Planning through the letter Roc. No. 21075/2009/BA1, Dated: 27.06.2012.
11. Circular from The Director of Town and Country Planning through the letter Roc. No. 12201/2017/BA1, Dated: 22.09.2017.
12. Circular from The Director of Town and Country Planning through the letter Roc. No. 14227/2017/Spl.Cell, dated: 14.12.2017.
13. The District Officer of Fire and Rescues Services had issued Fire NOC through letter PP NOC No: 5144/NOC/NMSB/2026, Dated:18.09.2025.

14. The District Officer of Fire and Rescues Services has issued letter vide Roc. No. TNSWP Token No.331617/2025, Dated:08.10.2025.
15. G.O. (Ms.). No. 138, Housing and Urban Development Department, dated: 04.06.2004.
16. G.O. (Ms.). No. 53, Housing and Urban Development Department, dated: 16.04.2018.
17. G.O. (Ms.). No. 166, Housing and Urban Development Department, dated: 04.02.2019 (Insisting TNRERA Registration).
18. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated: 04-07- 2014.
19. Circular from the Commissioner of Town and Country Planning, Roc. No. 19992/2011(1)/Special Cell, Dated: 31.05.2018.
20. Circular from the Commissioner of Town and Country Planning, Roc. No. 4367/2019/PA2, Dated: 05.02.2020.
21. Circular from The Director of Town and Country Planning through the letter Roc. No. 14063/2020/Spl.cell, Dated: 13.10.2020.
22. Circular from The Director of Town and Country Planning through the letter Roc. No. 7963/2022/K1, Dated: 11.04.2022
23. Demand payment Request Letter from DTCP, dated: 10.12.2025 requiring payment of Centage Fee Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit and Development Charges.
24. Applicant G. A. Prakash Demand Payment Receipt, dated: 06.02.2026 (Payment of Centage Fee Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit and Development Charges).
25. Demand payment Request Letter from DTCP, dated: 09.02.2026 requiring payment of Premium FSI Charges.

26. Applicant G. A. Prakash Demand Payment Receipt, dated: 19.02.2026 (Payment of Premium FSI Charges).
27. Applicant G. A. Prakash Scrutiny Fee Receipt, Dated: 27.12.2025.
28. G.O. (Ms.). No. 94, Housing and Urban Development [UD4(1)] Department, dated: 16.03.2024.
29. G.O. (Ms.). No. 69, Housing and Urban Development [UD4(1)] Department, dated: 11.03.2024.
30. G.O. (Ms.). No. 79, Housing and Urban Development [UD2], dated: 27.05.2025.
31. G.O. (Ms.). No. 173, Housing and Urban Development [UD4(1)], dated: 06.11.2025.
32. The Tahsildar, Walaja Taluk, Ranipet District has issued Letter no. A2/2934/2025, Dated.13.10.2025. (For Koradu Portion Clarification)
33. The Sub-Registrar, Walaja Nagar Sub-Register Office has issued letter No. 02/2025, Dated: 24.09.2025.

Order:

With reference to the 1st Cited letter, the Applicant G. A. Prakash have requested for the approval of Commercial Building (Office Building) in Planning Area of Walajapet Master plan in Ranipet District, Walajah Taluk, Walajah Town/Municipality, Vannivedu Walajah Ammananthangal Ward-1, Block 16 of Town Survey Numbers: 947/1, 948/1, 949/1, 950/1, 951/2A, 951/2B and 951/3, with an Site Extent of 566.00 Sq.m or 0.14 Acres and FSI Area of 1172.64 Sq.m and Total Built-up Area of 1590.715 Sq.m. The applicant has requested for the Building Approval through SWP online application number SWP/BPA/639535/2025. Hence, the applicant request has been accepted and the boundary of the site has been marked as “A to F” by Assistant Director of Town

and Country Planning.

The Planning Permission is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: **10/2026** at District Town and Country Planning Office, Ranipet District.

The area statement and Fee Payment Details for the Construction of Proposed Commercial Building (Office 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.	Stilt Floor	24.00	361.875	385.875
2.	First Floor	382.88	--	382.88
3.	Second Floor	382.88	--	382.88
4.	Third Floor	382.88	--	382.88
5	Terrace Floor	--	56.20	56.20
	Total Area	1172.64	418.075	1590.715

FSI – 2.07

The Premium FSI Required for 40.64 Sq.m

Fee Payment Details

1. Scrutiny Fee – Rs. 4054.00, Dated: 03.09.2025.

(Receipt Number - 20250903639535, Transaction ID 9250159152955).

2. Infrastructure and Amenities Charges – Rs. 300800.00, Dated: 06.02.2026.

(Challan Number 20260206032826 Challan Date 06-Feb-2026 Payment Date 06-Feb-2026)

3. Security Deposit Charges – Rs. 150500.00, Dated: 06.02.2026.

(Receipt Number - 20250903639535, Transaction ID 8990201064823).

4. Centage Charge for Land – Rs. 4500.00, Dated: 06.02.2026.
(Challan Number 20260206032826 Challan Date 06-Feb-2026 Payment Date 06-Feb-2026)
5. Centage Charge for Building – Rs. 2500.00, Dated: 06.02.2026.
(Challan Number 20260206032826 Challan Date 06-Feb-2026 Payment Date 06-Feb-2026)
6. Display Board Charges – Rs. 1500.00, Dated: 06.02.2026.
(Receipt Number - 20250903639535, Transaction ID 8990201064823).
7. Development Charges for Land – Rs. 2400.00, Dated: 06.02.2026.
(Receipt Number - 20250903639535, Transaction ID 8990201064823).
8. Development Charges for Building – Rs. 26400.00, Dated: 06.02.2026.
(Receipt Number - 20250903639535, Transaction ID 8990201064823).
9. CC Charges - Rs. 19000.00, Dated: 06.02.2026.
(Receipt Number - 20250903639535, Transaction ID 8990201064823).
10. Premium FSI – Rs.2,90,000.00 Dated: 19.02.2026.
(Receipt Number - 20260219031404, Bank Ref. No: IK0DOPEZV8).
11. OSR Fee – Not Applicable

The planning permission is issued subject to the following special and general conditions:

Special Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

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

4. Planning permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made thereunder. It does not cover structural stability aspects, including safety during construction, which are governed by the Building Rules under the Local Bodies Act. The planning permission is granted subject to the condition that the applicant/developer, along with the architect/licensed surveyor and structural engineer associated with the development, shall ensure that the construction is structurally sound and that adequate safety measures are taken throughout the construction process.

5. The Directorate of Town and Country Planning Department has not legally certified the ownership title by granting technical clearance or planning permission. The initial verification of the documents (such as lease deed, sale deed, gift deed, etc.) submitted by the applicant is carried out only to ascertain the applicant's entitlement to develop the site. Any person intending to purchase the property must independently verify the ownership of the applicant's property. In case any other person claims rights over the property, such disputes shall be settled before the appropriate competent court. The Directorate of Town and Country Planning Department is not the authority to adjudicate ownership matters.

6. The provisions stipulated in G.O. (Ms) No.17, Housing and Urban Development [UD4(3)] Department, dated 05.02.2016, relating to the installation and use of solar energy systems, shall be strictly followed.

7. According to Circular No.12544/14/CB, dated 04.07.2014, the Directorate of Town and Country Planning Department has not legally certified the ownership title by granting technical clearance or planning permission. The verification of

the applicant's documents (such as lease deed, sale deed, gift deed, etc.) is carried out only to confirm the applicant's entitlement to develop the property. Any person intending to purchase the property must independently verify the ownership of the applicant's property. In case of any dispute regarding ownership or individual rights over the property, the matter shall be settled before the appropriate competent court. The Directorate of Town and Country Planning Department is not the authority to decide such ownership issues.

8. As per Circular No. 05013/2015/MP, dated 19.03.2015, issued by the Director of Urban Development, the Floor Space Index (FSI) as per the Development Control Rules shall be displayed on a board at the construction site in a manner visible to the public. Details of setbacks and parking provisions shall also be clearly displayed at the site.

9. This order is issued subject to the outcome of Writ Petition W.P. (MD) No. 8948 of 2019.

10. If any court case is pending in connection with this proposal, the Planning Permission shall be treated as invalid.

11. If the proposed site is located within the land acquisition area of any Railway Department or Highway Department project, the Planning Permission granted by this Department shall be cancelled without any prior notice.

12. The building shall be used strictly for the purpose mentioned in the approved building plan.

General Conditions:

1. After the Assistant Director, Ranipet District Town and Country Planning Office, has issued the planning permission, (i) if any wrong information is found to have been submitted by the applicant to obtain the planning permission, or (ii)

if the prescribed procedures under the law have not been properly followed, the Assistant Director reserves the right to modify or cancel the planning permission based on the above reasons.

2. In case any documents submitted for approval are found to be fake, the Planning Permission shall be cancelled without any prior intimation to the applicant.

3. A solar water heating system shall be provided for the proposed Commercial building, and solar photovoltaic panels shall be installed over one-third of the total terrace area.

4. The parking area shall be used only for the purpose of parking, as specified in the approved drawing.

5. No additions or alterations shall be made without obtaining the necessary permission from this office. In case any alterations are required, proper revised approval shall be obtained prior to execution. If any additions or alterations are carried out without obtaining such permission, the planning permission issued by this Department shall be cancelled without any prior intimation to the applicant.

7. Rainwater harvesting shall be provided as per the provisions and directions stipulated in G.O. (Ms) No. 18, and G.O. (Ms) No. 16, of the Department of Municipal Administration and Water Supply, dated 04.02.2019 and 31.01.2020, respectively.

8. The applicant shall make necessary arrangements for the disposal of sewage by vehicle at their own cost, and adequate drinking water facilities shall also be provided at the applicant's own cost.

9. Mosquito netting shall be provided for the overhead tank (OHT) and the well.

10. Fire rescue equipment shall be provided as per the applicable rules and regulations.

11. As per G.O. (Ms) No. 341, MAWS Department, dated 03.11.2004, a “U” trap shall be provided in the design of the septic tank.
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. Government registered electrical Contractor must be employed for wiring works during construction.
15. Seismic Resistance Procedure to be Follow.
16. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
17. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by Localbody (Walajapet Municipality), if the construction is done with Additional/Deviation to be Approved plan before Levy of the applicable taxes.
18. 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.
19. Setbacks should be retained as per Approval Drawing.
20. Based on the Government Orders and Circulars 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.

21. The Applicant must get Completion Certificate as per TNCDBR-2019 rule otherwise this approval will get invalid.

22. The Applicant should intimate stage wise construction detail to Assistant Director, Ranipet District Town and Country Planning Office in the prescribed

format given in the TNCDBR-2019 Rule.

Copy To:

Mr. G. A. Prakash,
37, M. R. C. Nagar Main Road,
R. A. Puram, Chennai - 600028.



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.

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Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Run the transaction in one place: documents, stamping, signatures and the parties.

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Records and verification

The registers themselves, read for you.

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Guideline value by survey

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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.

