

PP

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: PLANNING PERMISSION

APPLICATION NUMBER: SWP/BPA/694245/2025

From

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

To

The Municipal Commissioner,
Melvisharam Municipality,
Arcot Taluk,
Ranipet District - 632509.

Online Application Number: **SWP/BPA/694245/2025**

Submitted Date: **03.11.2025**

Subject: Non-High Rise Building (NHRB) in Non-Planning Area – Commercial Building (Office Building) in Non Planning Area (Municipality) – District Town and Country Planning Office, Ranipet District - Ranipet District – Arcot Taluk – Melvisharam Municipality of Survey Numbers: 401/4 – Site Extent: 377.00 Sq.m – Total FSI Area: 360.24 Sq.m – Total Built-up Area: 569.16 Sq.m – Planning Permission issued - forwarded for further action - Reg.

References:

1. On 03.11.2025, the Applicant Mr. T. Mohammed Osman, Secretary of the Imdadiya Educational and Charitable Trust Online Application Form was received through Online Application Number: SWP/BPA/694245/2025.
2. Inspection Report of the Assistant Director of Ranipet District Town and Country Planning Office for Online Application No. SWP/BPA/694245/2025, Dated: 04.11.2025.

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: 4902/NOC/NMSB/2025, Dated:12.09.2025.
14. The District Forest Officer, Vellore Forest Division, Vellore Letter No.C.No.1894/2025/D2, Dated.07.08.2025.

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: 26.11.2025 requiring payment of Centage Fee Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit and Development Charges.
24. Applicant Mr. T. Mohammed Osman, Secretary of the Imdadiya Educational and Charitable Trust Demand Payment Receipt, dated: 04.12.2025 (Payment of Centage Fee Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit and Development Charges).
25. Applicant Mr. T. Mohammed Osman, Secretary of the Imdadiya Educational and Charitable Trust Scrutiny Fee Receipt, Dated: 03.11.2025.
26. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.

27. G.O. (Ms). No. 94, Housing and Urban Development [UD4(1)] Department, dated: 16.03.2024.
28. G.O. (Ms). No. 69, Housing and Urban Development [UD4(1)] Department, dated: 11.03.2024.
29. G.O. (Ms). No. 225, Housing and Urban Development [UD4(1)], dated: 26.11.2024.
30. G.O. (Ms). No. 79, Housing and Urban Development [UD2], dated: 27.05.2025.
31. The Commissioner, Melvisharam Municipality, Letter no.381/2025/E1, Dated.12.03.2025.

Order:

1. With reference to the 1st Cited letter, the Applicant Mr. T. Mohammed Osman Secretary of the Imdadiya Educational and Charitable Trust have requested for the approval of Commercial Building (Office Building) in Non Planning Area (Municipality) in Ranipet District, Arcot Taluk, Melvisharam Municipality of Survey Number: 401/4 with a Site Extent: 377.00 Sq.m, Total FSI Area of 450.90 Sq.m, Total Built-up Area of 705.15 Sq.m. Hence the applicant request has been accepted and the boundary of the site has been marked as “A to D” by Assistant Director of Town and Country Planning.

2. The Planning Permission is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 37/2025 at District Town and Country Planning Office, Ranipet District.

3. The area statement and Fee Payment Details for 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	--	180.12	180.12
2.	First Floor	180.12	--	180.12
3.	Second Floor	180.12	--	180.12
4.	Terrace Floor	--	28.80	28.80
	Total Area	360.24	208.92	569.16

FSI – 0.96

Fee Payment Details

1. Scrutiny Fee – Rs. 1948.00, Dated: 03.11.2025.
(Receipt Number - 20251103694245, Transaction ID 0652940095925).
2. Infrastructure and Amenities Charges – Rs. 94000.00, Dated: 04.12.2025.
(Challan Number 20251204037157 Challan Date 04-Dec-2025 Payment Date 04-Dec-2025)
3. Centage Charge for Land – Rs. 500.00, Dated: 04.12.2025.
(Challan Number 20251204037157 Challan Date 04-Dec-2025 Payment Date 04-Dec-2025)
4. Centage Charge for Building – Rs. 5000.00, Dated: 04.12.2025.
(Challan Number 20251204037157 Challan Date 04-Dec-2025 Payment Date 04-Dec-2025)
5. Display Board Charges – Rs. 1500.00, Dated: 04.12.2025.
(Receipt Number - 20251103694245, Transaction ID 3119639688919).
6. Development Charges for Land – Rs. 1508.00, Dated: 04.12.2025.
(Receipt Number - 20251103694245, Transaction ID 3119639688919).

7. Development Charges for Building – Rs. 12800.00, Dated: 04.12.2025.
(Receipt Number - 20251103694245, Transaction ID 3119639688919).

8. CC Charges - Rs. 9000.00, Dated: 04.12.2025.
(Receipt Number - 20251103694245, Transaction ID 3119639688919).

9. Security Deposit - Rs. 50000.00, Dated: 04.12.2025.
(Receipt Number - 20251103694245, Transaction ID 3119639688919).

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

Special Conditions:

1. It is the responsibility of the builder to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
2. The conditions stipulated in the No Objection Certificates obtained from the Central and State Government Departments must be scrupulously fulfilled.
3. 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.
4. 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.

5. 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.

6. 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 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.

7. 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.

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

9. If any court case is pending in connection with this proposal, the Planning

Permission shall be treated as invalid.

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

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

12. As per the 31st reference cited piped water supply should be used for the proposed office building.

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 Technical Concurrence shall be cancelled without any prior intimation to the applicant.

3. A solar water heating system shall be provided for the proposed Office 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. The open space shown in the approved drawing shall be retained as it is and shall not be used for any other purpose.

6. 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 (Melvisharam 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. The Guidelines given by the TNPCB must be followed by the applicant.

Copy To:

Mr. T. Mohammed Osman,
Imdadiya Educational and Charitable Trust,
No: 31, Kattakadai Street,
Melvisharam Municipality,
Arcot Taluk,
Ranipet District – 632509.

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

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What the plan says can happen on this land.

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CMDA land use check

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What it is worth and what it costs to register.

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