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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/755560/2026

From

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

To

The Panchayat President,
Mukundarayapuram Village/Panchayat,
Walajah Panchayat Union,
Walajah Taluk,
Ranipet District - 632405.

Online Application Number: **SWP/BPA/755560/2026**

Submitted Date: **28.01.2026**

Subject: Non-High Rise Building (NHRB) in Non Planning Area – Industrial Building in the name of M/s. Akilesh City Vehicle Private Limited (Green Category - Assembly of 4 Wheeler E-Bikes (E-Quadricycle)) – District Town and Country Planning Office, Ranipet District – Walajah Taluk – Walajah Panchayat Union – Mukundarayapuram Panchayat/Village of Survey Number: 84pt, 85pt, 108pt and 109pt in the Plot Numbers: A-19 and A-20 of SEZ SIPCOTS INDUSTRIAL COMPLEX – SEZ, RANIPET (Approval Number: 427/2019) – Total Site Extent: 9.83 Acres or 39780.60 Sq.m. – Total FSI area : 7144.95 Sq. m. - Total Built-up Area : 7151.20 Sq. m – Planning Permission issued - forwarded for further action - Reg.

References:

1. On 28.01.2026, Applicant M/s. Akilesh City Vehicle Private Limited represented by Mr. B. Gnanaprakash online application form was received through SWP online application number SWP/BPA/755560/2026.
2. The Draughtsman Grade - III, Ranipet District Town and country Planning office, Inspection Report for the Online Application No. SWP/BPA/755560/2026, Dated: 31.01.2026.
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. Circular from The Director of Town and Country Planning through the letter Roc. No. 4326/2019/BA2, dated: 05.02.2020.
14. The District Officer, District Fire & Rescue Services, Ranipet District had issued Fire NOC vide Roc No: 8323/NOC/NMSB/2026, Dated: 02.03.2026.
15. G.O. (Ms). No. 79, Department of Municipal Administration and Water Supply, Dated: 04.05.2017. 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: 30.03.2026 requiring payment of Centage Fee Charges, Display Board Charges, I & A Charges, Premium FSI, Shelter Charges and Development Charges.

24. Applicant M/s. Akilesh City Vehicle Private Limited represented by Mr. B. Gnanaprakash Demand Payment Receipt, Dated: 03.04.2026. (Payment of Centage Fee Charges, Display Board Charges, I & A Charges, Premium FSI, Shelter Charges and Development Charges).
25. Applicant M/s. Akilesh City Vehicle Private Limited represented by Mr. B. Gnanaprakash Scrutiny Fee Receipt, Dated: 28.01.2026.
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. The District Environmental Engineer, Tamilnadu Pollution Control Board, Consent Order No. 2501266591078, Proceedings No. F.1418RPT/GL/DEE/TNPCB/RPT/A/2025, Dated: 27.04.2025.
31. The District Environmental Engineer, Tamilnadu Pollution Control Board, Consent Order No. 2501166591078, Proceedings No. F.1418RPT/GL/DEE/TNPCB/RPT/W/2025, Dated: 27.04.2025.
32. G.O. (Ms). No. 171, Housing and Urban Development [UD4(1)], dated: 30.10.2025.

Order:

1. With reference to the 1st cited letter, the applicant, M/s. Akilesh City Vehicle Private Limited represented by Mr. B. Gnanaprakash (Green Category - Assembly of 4 Wheeler E-Bikes (E-Quadricycle)), has requested approval for an industrial

building in Ranipet District, Walajah Taluk, Walajah Panchayat Union, Mukundarayapuram Panchayat/Village, in 84pt, 85pt, 108pt and 109pt in the Plot Numbers: A-19 and A-20 of SEZ SIPCOTS INDUSTRIAL COMPLEX – SEZ, RANIPET (Approval No. 427/2019), with a total site extent of 9.83 Acres or 39780.60 Sq.m., total FSI area of 7144.95 Sq. m., and total built-up area of 7151.20 Sq. m. Accordingly, the applicant's request has been accepted, and the site boundary has been revised and designated as 'A to E' by the Assistant Director of Town and Country Planning.

2. The Assistant Director, District Town and Country Planning Office, Ranipet District, has accorded Technical Concurrence under Section 47 of the Town and Country Planning Act, 1971, for the above proposal, and the same has been numbered as B.P./DTCP (RD) No. 19/2026 in the District Town and Country Planning Office, Ranipet District.

3. The area statement and fee payment details for the proposed construction of an Industrial Building (Green Category - Assembly of 4-Wheeler E-Bikes (E-Quadricycle)) are as follows:

Area Details:

Area of the Site – 9.83 Acres or 39780.60 Sq.m.

S.NO	Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Buildup Area (Sqm)
Block-1				
1.	Factory	1786.23	---	1786.25
2	Mezzanine Floor (Office)	256.16	---	256.16
Block-2				
3.	Factory	4633.00	---	4633.00
Block-3				

4.	EB Room	227.22	---	227.22
Block – 1, 2, 3				
5.	Canopy Area	207.34	---	207.34
Block - 4				
6.	Security Room	6.25	---	6.25
Block – 5				
7.	Pump Room	35.00	---	35.00
Total		7144.95	---	7151.20

Proposed FSI Area = 7144.95 Sqm

FSI – 0.179

Fee Payment Details

1. Scrutiny Fee – Rs. 74183.00, Dated: 28.01.2026.

(Receipt Number: 20260128755560, Transaction ID: 5164470765140)

2. Infrastructure and Amenities Charges – Rs. 1372400.00, Dated: 03.04.2026.

(Challan Number: 20260403000860, Challan Date: 03-Apr-2026 and Payment Date: 03-Apr-2026)

3. Centage Charge for Land – Rs. 600.00, Dated: 03.04.2026.

(Challan Number: 20260403000860, Challan Date: 03-Apr-2026 and Payment Date: 03-Apr-2026)

4. Centage Charge for Building – Rs. 6000.00, Dated: 03.04.2026.

(Challan Number: 20260403000860, Challan Date: 03-Apr-2026 and Payment Date: 03-Apr-2026)

5. Premium FSI Charges – Rs. 645000.00, Dated: 03.04.2026.

(Challan Number: 20260403000860, Challan Date: 03-Apr-2026 and Payment Date: 03-Apr-2026)

6. Display Board Charges – Rs. 1500.00, Dated: 03.04.2026.

(Receipt Number: 20260403755560, Transaction ID: 4886612691719)

7. Development Charges for Land – Rs. 29200.00, Dated: 03.04.2026.

(Receipt Number: 20260403755560, Transaction ID: 4886612691719)

8. Development Charges for Building – Rs.79800.00, Dated: 03.04.2026.

(Receipt Number: 20260403755560, Transaction ID: 4886612691719)

The Planning Permission is issued with 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. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
5. The conditions imposed in the Fire NOC cited in the reference no.14 should be followed
6. 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.
7. 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.

8. 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.

9. 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.

10. 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.

11. "This order is passed subject to the outcome of the writ petition W.P. (MD) No.8948 of 2019'.

12. With the Reference 4, 5, 6 and 7 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.

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

14. 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.

General Conditions:

1. After the Assistant Director, Ranipet District Town and Country Planning Office have issued the planning permission, if (i) wrong information has been submitted by the applicant to obtain the planning 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 planning permission based on the above reason.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant's.
3. 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.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. The area designated as Open Space has already been duly allocated in the Approved Mukundarayapuram SEZ SIPCOTS INDUSTRIAL COMPLEX – SEZ, RANIPET Industrial Layout.
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. The Applicant's 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. 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 (Walajah Panchayat Union, Mukundarayapuram Panchayat), 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.

Copy To:

Mr. B. Gnanaprakash,
M/s, Akilesh City Vehicle Private Limited.,
No.296-3/2, Indira Nagar,
Chennai – Bangalore Highway,
Perumugai, Vellore District – 632 009.



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

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The registers themselves, read for you.

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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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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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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OMR Thoraipakkam,
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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.

