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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/757106/2026**

**From**

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

**To**

The Commissioner,  
Ranipet Town/Municipality,  
Walajah Taluk,  
Ranipet District - 632401.

Online Application Number: **SWP/BPA/757106/2026**

Submitted Date: **19.01.2026**

**Subject:** Non-High-Rise Building (NHRB) in Planning Area (Ranipet Master Plan) – Commercial Building (Professional Consulting Office Building) – District Town and Country Planning Office, Ranipet District - Ranipet District- Walajah Taluk – Ranipet Town/Municipality – Ward-B – Block 20 of Town Survey Numbers: 62/1B1, 66/1B1 and 67/5B with an Site Extent of 850.00 Sq. m – Total FSI area: 1324.52 Sq. m - Total Built-up Area: 1867.06 Sq. m - Planning Permission issued - forwarded for further action - Reg.

**References:**

1. On 19.01.2025 Applicants Mr. Pugazhendhi and Mrs. Jayabharathi Online Application Form was received through Online Application Number: SWP/BPA/757106/2026.

2. Inspection Report of the Draughtsman Grade-III of Ranipet District Town and Country Planning Office for Online Application No. SWP/BPA/757106/2026, Dated: 20.01.2026.
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. The District Officer of Fire and Rescues Services had issued Fire NOC through letter PP NOC No: 7632/NOC/NMSB/2026, Dated:28.01.2026.

14. G.O. (Ms.). No. 138, Housing and Urban Development Department, dated: 04.06.2004.
15. G.O. (Ms.). No. 53, Housing and Urban Development Department, dated: 16.04.2018.
16. G.O. (Ms.). No. 166, Housing and Urban Development Department, dated: 04.02.2019 (Insisting TNRERA Registration).
17. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated: 04-07- 2014.
18. Circular from the Commissioner of Town and Country Planning, Roc. No. 19992/2011(1)/Special Cell, Dated: 31.05.2018.
19. Circular from the Commissioner of Town and Country Planning, Roc. No. 4367/2019/PA2, Dated: 05.02.2020.
20. Circular from The Director of Town and Country Planning through the letter Roc. No. 14063/2020/Spl.cell, Dated: 13.10.2020.
21. Circular from The Director of Town and Country Planning through the letter Roc. No. 7963/2022/K1, Dated: 11.04.2022
22. Demand payment Request Letter from DTCP, dated: 18.03.2026 and 19.03.2026 requiring payment of OSR Fee, Centage Fee Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit and Development Charges.
23. Applicants Mr. Pugazhendhi and Mrs. Jayabharathi Demand Payment Receipt, dated: 18.03.2026 and 20.03.2026 (Payment of OSR Fee, Centage Fee Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit and Development Charges).
24. Applicants Mr. Pugazhendhi and Mrs. Jayabharathi Scrutiny Fee Receipt, Dated: 19.01.2026.

25. G.O. (Ms.). No. 94, Housing and Urban Development [UD4(1)] Department, dated: 16.03.2024.
26. G.O. (Ms.). No. 69, Housing and Urban Development [UD4(1)] Department, dated: 11.03.2024.
27. G.O. (Ms.). No. 79, Housing and Urban Development [UD2], dated: 27.05.2025.
28. G.O. (Ms.). No. 173, Housing and Urban Development [UD4(1)], dated: 06.11.2025.
29. The Sub-Registrar, Ranipet Joint-1 Sub-Register Office has issued Guideline Value letter No. 61/ABP/2026, Dated: 26.02.2026.

**Order:**

With reference to the 1<sup>st</sup> Cited letter, the Applicants Mr. Pugazhendhi and Mrs. Jayabharathi have requested for the approval of Commercial Building (Professional Consulting Office Building) in Planning Area of Ranipet Master plan in Ranipet District, Walajah Taluk, Ranipet Town/Municipality, Ward-B, Block 20 of Town Survey Numbers: 62/1B1, 66/1B1 and 67/5B, with an Site Extent of 850.00 Sq.m and FSI Area of 1324.52 Sq.m and Total Built-up Area of 1867.06 Sq.m. The applicant has requested for the Building Approval through SWP online application number SWP/BPA/757106/2026. Hence, the applicant request has been accepted and the boundary of the site has been marked as “A to G” 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: **14/2026** at District Town and Country Planning Office, Ranipet District.

The area statement and Fee Payment Details for the Construction of Proposed Commercial Building (Professional Consulting Office Building) is as below.

**Area Details:**

| S.No. | Description       | FSI<br>Area in<br>Sq.m | Non FSI<br>Area in<br>Sq.m | Plinth Area in<br>Sq.m | Total Built-up<br>Area in Sq.m |
|-------|-------------------|------------------------|----------------------------|------------------------|--------------------------------|
| 1.    | Stilt Floor       | 104.60                 | 505.36                     | 131.50                 | 609.96                         |
| 2.    | First Floor       | 609.96                 | --                         | 609.96                 | 609.96                         |
| 3.    | Second Floor      | 609.96                 | --                         | 609.96                 | 609.96                         |
| 5     | Terrace Floor     | --                     | 37.18                      | 37.18                  | 37.18                          |
|       | <b>Total Area</b> | <b>1324.52</b>         | <b>542.54</b>              | <b>1388.60</b>         | <b>1867.06</b>                 |

FSI – 1.55

**Fee Payment Details**

1. Scrutiny Fee – Rs. 5010.00, Dated: 19.01.2026.

(Receipt Number - 20260119757106, Transaction ID 0947404060320).

2. Infrastructure and Amenities Charges – Rs. 263200.00, Dated: 20.03.2026.

(Challan Number 20260320032335 Challan Date 20-Mar-2026 Payment Date 20-Mar-2026)

3. Security Deposit Charges – Rs. 132000.00, Dated: 20.03.2026.

(Receipt Number - 20260119757106, Transaction ID 3541371347045).

4. Centage Charge for Land – Rs. 3000.00, Dated: 20.03.2026.

(Challan Number 20260320032335 Challan Date 20-Mar-2026 Payment Date 20-Mar-2026)

5. Centage Charge for Building – Rs. 3000.00, Dated: 20.03.2026.

(Challan Number 20260320032335 Challan Date 20-Mar-2026 Payment Date 20-Mar-2026)

6. Display Board Charges – Rs. 1500.00, Dated: 20.03.2026.

(Receipt Number - 20260119757106, Transaction ID 3541371347045).

7. Development Charges for Land – Rs. 3600.00, Dated: 20.03.2026.

(Receipt Number - 20260119757106, Transaction ID 3541371347045).

8. Development Charges for Building – Rs. 22400.00, Dated: 20.03.2026.

(Receipt Number - 20260119757106, Transaction ID 3541371347045).

9. CC Charges - Rs. 15500.00, Dated: 20.03.2026.

(Receipt Number - 20260119757106, Transaction ID 3541371347045).

11. OSR Fee – Rs. 2212550.00, Dated: 18.03.2026.

(Challan Number 20260318031022 Challan Date 18-Mar-2026 Payment Date 18-Mar-2026)

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 (Ranipet 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. Pugazhendhi and Mrs. Jayabharathi,  
50, D Bros, Vanapadi Road,  
Ranipet Town/Municipality,  
Walajah Taluk,  
Ranipet District – 632 402.

# 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.

