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APPROVAL RECORD

Planning Permission

Tirupathur 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.



Proceedings of Assistant Director,
District Town and Country Planning Office, Tirupathur District
Present.Tmt.G.Sankari, B.Tech.,

Application No. SWP/BPA/698821/2025

Date:05.05.2026

Sir/Madam,

Sub: Non High Rise Revised Residential Apartment Building - District Town and Country Planning –Tirupathur District – Ambur Taluk & Municipality – Ward B, Block 2 – T.S.Nos.10/8 & 10/7 – Site extent 5,905.70 sq.m (earlier 6,526.72 sq.m in T.S.No.10/1 part) – FSI area 10367.12 sq.m (earlier 10,175.19 sq.m) – Revised proposal - Construction of R.C.C. Terraced Roof Building Consisting of Ground, First, Second, Third and Fourth Floors (249-Dwelling Units) for Residential Apartment Building, Shops cluster and Security room with Buildup area of 10997.62 sqm-Technical Concurrence Received – Planning Permission issued – Regarding.

- Ref:**
1. M/s.Ambur Properties Private Limited, Tirupathur Online Application Reference No. SWP/BPA/698821/2025, Received Dated: 17.11.2025, 24.02.2026 and 09.04.2026.
 2. Assistant Director, Tirupathur District Town and Country Planning office, Inspection Report of Online Application No. SWP/BPA/698821/2025, Dated: 19.11.2025 and 19.01.2026
 3. Director of Town and Country Planning, Chennai Proceeding SWP/BPA/044843/2023, Dated:29.12.2023.
 4. Assistant Director, Tirupathur District Town and Country Planning office, Proceeding SWP/BPA/044843/2023, Dated:07.02.2024.
 5. Director of Town and Country Planning, Chennai Proceeding SWP/BPA/ 698821/2025, Dated:09.04.2026.
 6. G.O. No.86, Housing and Urban Development Department, Dated: 28.03.2012
 7. G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017
 8. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021
 9. G.O. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019

- 10.G.O. No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020
- 11.G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
- 12.G.O.Ms.No.155, Housing and Urban Development Department, Dated:08.10.2025.
- 13.G.O.Ms.No.171,Housing and Urban Development Department (UD4(1), Dated: 30.10.2025.
- 14.Director of Town and Country Planning, Chennai – Circular Letter Roc No.7486/2009/BA2, Dated: 16.04.2009
- 15.Director of Town and Country Planning, Chennai – Circular Letter Roc No.21075/2009/BA1, Dated: 27.06.2012
- 16.Director of Town and Country Planning, Chennai – Circular Letter Roc No.12201/2017/BA1, Dated: 22.09.2017
- 17.Director of Town and Country Planning, Chennai – Circular Letter Roc No.14227/2017/Spl.Cell, Dated: 14.12.2017
- 18.Director of Town and Country Planning, Chennai – Circular Letter Roc No.4367/2019/BA2, Dated: 05.02.2020.
- 19.G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
- 20.Document number:706/2024 dated:01.02.2024 (Master plan Road Gift deed).
- 21.Document number:707/2024 dated:01.02.2024 (OSR Gift deed).
- 22.District officer, Tirupathur District Fire & Rescue service department PP NOC No.5616/NOC/NMSB/2025, Date.17.10.2025.
- 23.Demand Payment Request Letter, Dated: 16.04.2026
- 24.Applicant M/s.Ambur Properties Private Limited, Tirupathur District – Demand Remittance, Dated: 30.04.2026

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Order

With reference to the 1st cited letter, the applicant M/s. Ambur Properties Private Limited, Tirupathur, has requested approval for a Revised Residential Apartment Building proposal at Tirupathur District, Ambur Taluk & Municipality, Ward-B, Block-2, comprised in T.S.Nos.10/8 & 10/7, measuring an extent of 5,905.70 sq.m, with a proposed FSI area of 10,367.12 sq.m.

With reference to the 3rd cited, it is observed that earlier Technical Concurrence was issued by Head Office vide B.P./DTCP No.495/2023 for the property in T.S.No.10/1 (part) with a site extent of 6,526.72 sq.m and an approved FSI area of 10,175.19 sq.m. Subsequently, with reference to the 4th cited, the District Office Technical Clearance was issued vide SWP/TIRUPATHUR/APPROVED BUILDING No.02/2024.

The present proposal involves revised survey sub-divisions, resulting in a reduced site extent and revised FSI area. The applicant's request has been accepted and the site boundary has been demarcated as "A to J".

With reference to the 5th cited, The Director of Town and Country Planning, Chennai, Technical Concurrence is issued under Section 49 of the Tamil Nadu Town and Country Planning Act, 1971 for the above Revised Residential Apartment Building proposal and assigned B.P./DTCP No.253/2026.

The area statement for the Revised Residential building is as below.

Site Extent (As per TSLR) - 5905.70 sq.m

S. No	Description	FSI Area (SQM)	NON FSI Area	Total Area (SQM)	Dwelling units
Block-A					
1.	GROUND FLOOR	1086.43	-	1086.43	24
2.	FIRST FLOOR	1029.29	58.77	1088.06	26
3.	SECOND FLOOR	1029.29	58.77	1088.06	26
4.	THIRD FLOOR	1029.29	58.77	1088.06	26
5.	FOURTH FLOOR	1029.29	58.77	1088.06	26
6.	TERRACE FLOOR	-	78.6	78.6	0
	TOTAL AREA	5203.59	313.68	5517.27	128
Block-B					
1.	GROUND FLOOR	974.48	-	974.48	33
2.	FIRST FLOOR	951.94	45.88	997.82	22
3.	SECOND FLOOR	951.94	45.88	997.82	22
4.	THIRD FLOOR	951.94	45.88	997.82	22
5.	FOURTH FLOOR	951.94	45.88	997.82	22
6.	TERRACE FLOOR	-	78.6	78.6	0
	TOTAL AREA	4782.24	262.12	5044.36	121

S. No	Description	FSI Area (SQM)	NON FSI Area	Total Area (SQM)	Dwelling units
Block-C- Shops Cluster					
1.	GROUND FLOOR	187	-	187	
2.	FIRST FLOOR	187	-	187	
3.	TERRACE FLOOR	-	54.7	54.7	
	TOTAL AREA	374	54.7	428.7	
Security Room					
1.	GROUND FLOOR	7.29	-	7.29	
Grand Total (A+B+C+Security)		10367.12	630.5	10997.62	249

Floor Space Index – 1.75
FSI Area – 10367.12 Sq.m.

With the above Area for the Revised Residential Apartment Building Planning Permission is hereby Issued with following mentioned Special and General Conditions. The Revised Residential Apartment Building Plan and Numbered as **SWP/B.P/AD.DTCP(TD)No.04/2026(6 Sheets)** with the following Special and general conditions.

SPECIAL CONDITIONS

1. The OSR area measuring 1,569.40 Sq.m has already been handed over to the local body vide Document No.707/2024.
2. The conditions imposed in the Fire NOC in the 22nd cited reference shall be followed scrupulously.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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. 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.

7. As per GO cited in the reference 13, Charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space
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 relating to installation and use of solar energy system, should be followed
10. If any court case would be pending with reference to this proposal, the issued Planning permission would be treated as INVALID/ null & void
11. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS

1. The Planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant
3. Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water Supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building
4. Solar water heating system to be provided to the proposed building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area
5. Fly Ash bricks and Materials to be used Mandatory
6. Setbacks and Vehicle parking should be retained as per Approval Drawing
7. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
8. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent from the TNPCB
9. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
10. Mosquito netting to be provided at OHT and well
11. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary Fire Resistance equipment in the proposed Building
12. As per GO 16, a display board of size 60cm x 120cm to be erected which shows site details, building details and Registered professionals details at the place of construction
13. Parking area to be utilized only for parking purpose mentioned as per approved drawing

14. Government Registered Electrical Contractor must be employed for wiring works during construction
15. Seismic Resistance Procedure to be Followed
16. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
17. Approved order and drawing copies to be handover to buyer by the owner at the time of sale
18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by Commissioner, Ambur Municipality, 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. 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 & Development) Act 2016, The promoter has to advertise, Market, book sell or offer for sale or invite persons to purchase in 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 Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
21. As per Tamil Nadu Combined Building Development Rules, 2019 the following conditions to be follow
 - i. When the construction reached at plinth level the applicant should apply for CCC and after getting CCC when the construction completed all civil works then have to 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 Tirupathur District Town and Country Planning.
 - 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, Tirupathur District Town and Country Planning.
 - 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)

- 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

The following fee and charges are collected as follows

Sl. No.	Fees Details	Charges collected (Rs./Date)
1	Scrutiny Charge	19,856.00/- Dated 17/11/2025
	Scrutiny Charge (A/c.No.6905756874)	11,000/- Dated 30/04/2026
2	Centage Charge for Land	1500.00/- Dated 30/04/2026
3	Centage Charge for Building	95,000.00/-Dated 30/04/2026
4	Infrastructure and Amenities Charges	19,17,600/- Dated.02/02/2024 42,300.00/-Dated.30/04/2026
5	CC Charges	1,20,008.00/-Dated 30/04/2026
6	Security Deposit Charges	9,58,800.00/- Dated.02/02/2024 21,150.00/-Dated.30/04/2026
7	Shelter Charges	32,671.00/-Dated.30/04/2026
8	Display Board Charges	1500.00/- Dated 30/04/2026
9	Development Charges for Land	17,850.00/- Dated.30/04/2026
10	Development Charges for Building	1,00,350.00/- Dated 30/04/2026

E-Signed
Assistant Director,
District Town and country planning,
Tirupathur District.

Enclosure

Original Map and Condition - 2 sets

To

The Commissioner,
Ambur Municipality,
Tirupathur District.

Copy to

1. M/s.Ambur Properties LLP
NO 52/2 Kottai Bangalow Street,
Umar Road, Ambur,
Tirupattur Dt.635 802.
2. Tamil Nadu Real Estate Regulatory
Authority (TNRERA),
"RERA Tower", No.133, G-Block,
1st Avenue, Anna Nagar (East),
Chennai – 600102.

1set

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
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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

