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APPROVAL RECORD

Planning Permission

Tirupathur

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.



RICT TOWN AND COUNTRY PLANNING OFFICE, TIRUPATHUR

ONLINE BUILDING PLAN APPLICATION: PLANNING PERMISSION

APPLICATION NUMBER: SWP/BPA/705745/2025

From

The Assistant Director (i/c),
District Town and Country Planning Office,
E-Block, 4th Floor,
District Collectorate Complex,
Tirupathur District-632401.

To

The Panchayat President,
Udayamuthur Village/Panchayat,
Kandhili Panchayat Union,
Tirupathur Taluk,
Tirupathur District - 635652.

Online Application Number: **SWP/BPA/705745/2025**

Submitted Date: **17.11.2025**

Subject: Non-High Rise Building (NHRB) in Non Planning Area – Commercial Building (Shop Building – Stilt + 2 Floors) – District Town and Country Planning Office, Tirupathur District – Tirupathur Taluk – Kandhili Panchayat Union – Udayamuthur Panchayat/Village of Survey Number: 8/10 - Total Site Extent: 464.00 Sq. m - Total FSI Area: 554.68 Sq.m and Total Built-up Area: 925.70 Sq.m – Planning Permission issued - forwarded for further action - Reg.

References:

1. On 17.11.2025 Applicant Mr. K. Dineshraj Online Application Form were received through Online Application Number: SWP/BPA/705745/2025.
2. The Supervisor cum Assistant Draughtsman Grade-II, Tirupathur District Town and Country Planning Office – Inspection Report pertaining to Online Application No. SWP/BPA/705745/2025, dated 20.11.2025.
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. Circular from The Director of Town and Country Planning through the letter Roc. No. 4326/2019/BA2, dated: 05.02.2020.
14. District Officer, Tirupathur Fire & Rescue Service Department, PP NOC No: 2675/NOC/NMSB/2025, dated 06.06.2025.
15. G.O. (Ms). No. 79, Department of Municipal Administration and Water Supply, Dated: 04.05.2017.
16. G.O. (Ms). No. 138, Housing and Urban Development Department, dated: 04.06.2004.
17. G.O. (Ms). No. 53, Housing and Urban Development Department, dated: 16.04.2018.
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: 08.12.2025 and 09.12.2025 requiring payment of OSR Charges and Centage Fee Charges, Display Board Charges, I & A Charges, Security Deposit Charges, CC Charges, Development Charges.
24. Applicant Mr. K. Dineshraj Demand Payment Receipt, Dated: 10.12.2025 and 15.12.2025. (Payment of OSR Charges and Centage Fee Charges, Display Board Charges, I & A Charges, Security Deposit Charges, CC Charges, Development Charges).
25. Applicant Mr. K. Dineshraj Scrutiny Fee Receipt, Dated: 17.11.2025.
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. The Joint Director, Agricultural Department, Tirupathur District had issued Dry Land NOC through Roc. No. A1/2980/2025, Dated: 31.05.2025.

Order:

With reference to the 1st cited letter, the Applicant Mr. K. Dineshraj have requested approval for the construction of a Restaurant Building situated in Tirupathur District, Tirupathur Taluk, Kandhili Panchayat Union, Udayamuthur Village & Panchayat comprised in surevy number 8/10 with a total extent of 464.00 Sq. m, Total FSI Area of 554.68 Sq.m and Total Built-up Area of 925.70 Sq.m. Accordingly, the

applicant's request has been accepted, and the site boundary has been marked as "A to D".

The Assistant Director of Tirupathur District Town and Country Planning Office were issued the Planning Permission under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP (TD) No: 16/2025** at District Town and Country Planning Office, Tirupathur District.

The area statement and fee payment details for the Proposed construction of a Commercial building (Shop Building - Stilt + 2 Floors) are as follows.

Area Details:

Area of the Site – 464.00 Sq. m.

FSI Area – 554.68 Sq.m

FSI – 1.20

S.No	Description	FSI Area (in Sq.m)	Non FSI Area (in Sq.m)	Total Builtup Area (in Sq.m)
Shop Building				
1	Stilt Floor (Parking)	-	300.76	300.76
2	First Floor (Shop)	277.34	23.42	300.76
3	Second Floor	277.34	23.42	300.76
4	Terrace Floor	-	23.42	23.42
Total Area		554.68	371.02	925.70

Fee Payment Details

1. Scrutiny Fee – Rs. 2576.00, Dated: 17.11.2025.

(Receipt Number: 20251117705745, Transaction ID: 1962317780448)

2. Infrastructure and Amenities Charges – Rs. 131600.00, Dated: 15.12.2025.

(Challan Number: 20251215029625, Challan Date: 15-Dec-2025, DDO Code: 36010050 and Account Code: 021760800AH24399)

3. Centage Charge for Land – Rs. 300.00, Dated: 15.12.2025.

(Challan Number: 20251215029625, Challan Date: 15-Dec-2025, DDO Code: 36010050 and Account Code: 021703800AA22709)

4. Centage Charge for Building – Rs. 7000.00, Dated: 15.12.2025.

(Challan Number: 20251215029625, Challan Date: 15-Dec-2025, DDO Code: 36010050 and Account Code: 021703800AA22709)

5. Display Board Charges – Rs. 1500.00, Dated: 15.12.2025.

(Receipt Number: 20251117705745, Transaction ID: 3211217473919)

6. Development Charges for Land – Rs. 1000.00, Dated: 15.12.2025.

(Receipt Number: 20251117705745, Transaction ID: 3211217473919)

7. Development Charges for Building – Rs. 5250.00, Dated: 05.12.2025.

(Receipt Number: 20251117705745, Transaction ID: 3211217473919)

8. CC Charges – Rs. 12000.00, Dated: 15.12.2025.

(Receipt Number: 20251117705745, Transaction ID: 3211217473919)

9. Security Deposit Charges – Rs. 66500.00, Dated: 15.12.2025.

(Receipt Number: 20251117705745, Transaction ID: 3211217473919)

10. OSR Charges – Rs. 35728.00, Dated: 15.12.2025.

(Challan Number: 20251208036284, Challan Date: 08-Dec-2025, DDO Code: 36010050 and Account Code: 021760800AM24501)

The Planning Permission issued with the following Special and General Conditions:

Special Conditions:

1. Conditions stipulated in the NOC reference cited 14th issued District Officer, Tirupathur Fire & Rescue Service Department is to 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 stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled 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's/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.

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. 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.

8. 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.

9. 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.

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

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

Permission shall be considered invalid.

12. 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 cancelled by the Department without any prior notice.

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

14. Applicants should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

General Conditions:

1. After the Assistant Director, Tirupathur District Town and Country Planning Office have issued the planning permission, if (i) wrong information has been submitted by the Applicants 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 planning Permission would be cancelled without intimation to the Applicants.

3. Solar water heating system to be provided to the proposed Shop 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. No additions/alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

6. 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.

7. The Applicants should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

8. Mosquito netting to be provided at OHT and well.

9. Fire rescue equipment should be provided as per Rules.

10. As per GO (Ms) No: 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

11. Fly Ash bricks and Materials must be used for construction.
12. 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.
13. Government registered electrical Contractor must be employed for wiring works during construction.
14. Seismic Resistance Procedure to be Follow.
15. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
16. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by Localbody, if the construction is done with Additional/Deviation to be Approved plan before Levy of the applicable taxes.
17. 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.
18. Setbacks should be retained as per Approval Drawing.
19. The Applicant must obtain the Completion Certificate (CC) upon completion of the building within the timeframe specified under the Tamil Nadu Combined Development and Building Rules (TNCDBR), 2019. Failure to obtain the Completion Certificate within the stipulated period will result in the approval becoming invalid.

Copy To:

Mr. K. Dineshraj,
No. 19/7A, Chairman Vira Badran Street,
Tirupattur Town/Taluk,
Tirupattur District – 635601.

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

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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.

