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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/782556/2026

Date 10.04.2026

Sir,

Sub: Non High Rise Commercial Building – Tirupathur District – Ambur Taluk – Ambur Municipality – sanangkuppam village – Ward-E, Block No.19, T.S.No.46/2,47/3 – Site extent of 8100.0 sq.m – Built up area of 3624.91sq.m – Proposed Construction of Departmental Store building having Partial Basement (Pump room) + Ground Floor (Departmental Store)– Technical Approval / Planning Permission – Issued – Regarding.

- Ref:**
1. Applicant Mr. T Abdul Wahid and Co Represented By Thadey Faizen Ahmed and Ambreen Kouser, Tirupathur District, their online Application No. SWP/BPA/782556/2026, Dated. 17/02/2026.
 2. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
 3. G.O.85, Housing and Urban Development Department, dated 16.05.2017.
 4. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
 5. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
 6. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/PA1 dated 27.06.2012.
 7. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/PA1 dated 22.09.2017.

8. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017.
9. G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
10. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
11. G.O.53, Housing and Urban Development Department, dated 28.02.2024.
12. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
13. G.O.01, Housing and Urban Development Department, dated 05.01.2021.
14. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
15. G.O.105, Housing and Urban Development Department, dated 22.03.2005.
16. G.O.Ms.No.171, Housing and Urban Development Department (UD4(1), Dated: 30.10.2025.
17. G.O.No.54, Housing and Urban Development Department, Dated:12.03.2020.
18. Circular from the Director of Town and Country Planning, Roc.No.14063/2020/Special Cell Dated:13.10.2020.
19. Circular from the Director of Town and Country Planning, Roc.No.7963/2022/K1, Dated:23.04.2022.
20. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2 dated 23.09.2020.
21. District Officer, Fire and Rescue Service, Tirupathur District PP NOC No:5286/NOC/NMSB/2025, dated. 26/09/2025.
22. Demand payment Request letter dated.18.03.2026 & 24.03.2026.
23. Applicant Mr. T Abdul Wahid and Co Represented By Thadey Faizan Ahmed and Ambreen Kouser, Tirupathur District,, their Demand Remittance dated 18.03.2026, 01.04.2026 & 02.04.2026.

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Order

With reference to the 1st cited above, the Applicant has applied for approval of the Departmental Store building having Partial Basement (Pump room) + Ground Floor (Departmental Store) in Tirupathur District, Ambur Taluk, Ambur Municipality, sanangkuppam village, Ward-E, Block No.19, T.S.No.46/2,47/3, Site extent of 8100.0 sq.m, Built up area of 3624.91sq.m & FSI area of 3573.63 sq.m.

The above said the Departmental Store building site has been marked as “A to D” and the Technical Approval / Planning Permission is issued under section 49 of Town and Country Planning Act 1971 for the proposed Commercial Building drawings and Numbered as **SWP/B.P/AD.DTCP(TD)No.03/2026(4 Sheets)** with the following Special and general conditions.

The Proposed Departmental Store building area details are as follows

Site Extent (As per Document) – 8100.0sq.m

Site Extent (As per Patta) – 8100.0sq.m

Building / Floor Details	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built Up Area (Sq.m)
Block-1			
Basement STP & Fire Pump Room	125.26	-	125.26
Ground Floor (Departmental Store)	3448.37	21.58	3469.95
Staircase Headroom	-	29.70	29.70
Total	3573.63	51.28	3624.91

Floor Space Index – $(3573.63 / 8100) = 0.44$

FSI area – 3573.63 Sq.m.

10% of OSR Area – Equivalent Guideline value amount paid

SPECIAL CONDITIONS

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously
3. 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
4. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage
5. As per G.O cited in the reference 16, Charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space.

6. 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
7. "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
8. If any court case would be pending with reference to this proposal, the issued Planning permission would be treated as INVALID/ null & void
9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
10. The applicant should submit completion report in form 5 along with form 6, 7 and 8 prescribed in annexure XIV of TNCDBR 2019, to obtain completion certificate and shall comply all the regulation stipulated in the 20 of TNCDBR 2019 in this regard.

GENERAL CONDITIONS

1. The Technical Approval / 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 Approval / Planning Permission 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 G.O 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 G.O 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 The Commissioner, Ambur Municipality, Tirupathur District, 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. 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 Approval 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 Fees	19,218.00/- dated 17.02.2026
2	OSR Charges	43,75,620.00/- dated 18.03.2026
3	Centage Charge for Land	1,500.00/- dated 01.04.2026
4	Centage Charge for Building	7,500.00/- dated 01.04.2026
5	Infrastructure and Amenities Charges	6,79,620.00/- dated 01.04.2026
6	CC Charges	39,555.00/- dated 01.04.2026
7	Security Deposit Charges	3,39,810.00/- dated 01.04.2026
8	Display Board Charges	1,500.00/- dated 01.04.2026
9	Development Charges for Land	32,500.00/- dated 01.04.2026
10	Development Charges for Building	58,800.00/- dated 01.04.2026

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

Mr. T Abdul Wahid and Co
Represented By Thadey Faizen Ahmed and
Ambreen Kouser,
No 55 Old No 27 Veppery High
Road, Periamet, Velachery, Chennai - 600003

1 Set

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.

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

Verified RealEstate
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.

