

PP

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.



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

Application No. SWP/BPA/830804/2026

Date: 23.06.2026

Sir/Madam

Sub: Non High Rise Building– Proposed Construction of Barracks for Armed Reserve Police Building–District Town and Country Planning –Tirupathur District –Vaniyambadi Taluk –Chinna Veppampattu Panchayat and Village –S.F.Nos.24/6, 24/7 & 25/2 with Site extent of 69925 Sq.m and Proposed construction total FSI area of 488.30 Sq.m– Technical Clearance issued – Regarding.

- Ref:**
1. Applicant The Superintendent of Police, Armed Reserve Police, Tirupathur Online Application Reference No. SWP/BPA/830804/2026, Dated:17.04.2026.
 2. The District Collector, Tirupathur District, Land Trasfer Enter upon permission, ROC.A1/1832/2021, Dated:09.07.2021.
 3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
 5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 7. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 8. G.O.(Ms)No.167, Housing and Urban Development (UD5(1)) Department dated:12.09.2022.
 9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 10. G.O.Ms.No.155, Housing and Urban Development Department, Dated: 08.10.2025.

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. G.O.Ms.No.171,Housing and Urban Development Department (UD4(1), Dated: 30.10.2025.
16. District officer, Tirupathur, Fire & Rescue services department Fire PP NOC.No.8225/NOC/NMSB/2026, Date.25.02.2026

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Order

With reference to the 1st cited above, the Applicant has applied for approval of The Proposed Construction of Barracks for Armed Reserve Police Building in Tirupathur District, Vaniyambadi Taluk, ChinnaVeppampattu Panchayat and Village, S.F.Nos.24/6, 24/7 & 25/2 with Site extent of 69925 Sq.m and Proposed construction Ground + First Floor, total FSI area of 488.30 Sq.m.

The Proposed Construction of Barracks for Armed Reserve Police Building area details are as follows

1.Area of the Site (As per A Register) – 69925.00 Sq.m

S.No	Floor Name	Proposed		Total Built Up Area in Sq.m.
		FSI Area in Sq.m.	Non FSI Area in Sq.m.	
	Block – 01			
1	Ground Floor	253.39	--	253.39
2	First Floor	234.91	--	234.91
3	Headroom	-	31.93	31.93
	Total Area	488.30	31.93	520.23

Total FSI Area – 488.30Sq.m.,

FSI – 0.007 < 2.0

OSR (OSR-1 -1624.41+ OSR-2 -5440.69) =7065.10 Sq.m (10.10%)

With the above mentioned area for the Proposed Construction of Barracks for Armed Reserve Police Building the boundary of the site has been marked as “A1 to A49”. Technical Clearance is hereby Issued with following mentioned Special and General Conditions. The Proposed Construction of Barracks for Armed Reserve Police Building Numbered as **SWP/B.P/AD.DTCP(TD)No.06/2026 (2 Sheets)** with the following Special and general conditions.

SPECIAL CONDITIONS

1. The OSR-1(earmarked as 1 to 4) area 1624.41sq.m and OSR-2(earmarked as 5 to 8) area 5440.69sq.m, Total OSR area 7065.10sq.m shown in the site plan, should be

retained as Open Space Reservation as per TNCDBR, 2019. As per the rule 41(5),i) of TNCDBR, 2019. Government department shall obtain permission from the local body and may be maintained.

2. The conditions imposed in the Fire NOC in the 16th 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 foundations
4. Planning Permission/Technical clearance/concurrence 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. It shall be responsibility of 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.
5. As per GO cited in the reference 15, Charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage
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, Planning Permission/Technical clearance/concurrence is would be treated as INVALID/ null & void.
9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

GENERAL CONDITIONS

1. The Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971, Section 47A and 58.
2. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant
3. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019& 31.01.2020.
4. Solar water heating system to be provided to the proposed Additional and Alteration construction of 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 should be retained as per Approval Drawing
7. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
8. As per GO No.341 MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided

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. Fire rescue equipment should be provided as per Rules.
12. 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.
13. 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
14. Parking area to be utilized only for parking purpose mentioned as per approved drawing
15. Government Registered Electrical Contractor must be employed for wiring works during construction
16. Seismic Resistance Procedure to be Followed
17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
18. Approved order and drawing copies to be handover to buyer by the owner at the time of sale
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 Development Building Rules 2019, Rule No.20 to be follow
 - 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 Assistant Director, District Town and Country Planning, Tirupathur 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, Tirupathur 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)

- 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	Fees/charges were exempted under TNCDBR 2019, rule of 6(5).
2	Centage Charge for Land	
3	Centage Charge for Building	
4	Infrastructure and Amenities Charges	
5	CC Charges	
6	Security Deposit Charges	
7	Shelter Charges	
8	Display Board Charges	
9	Development Charges for Land	
10	Development Charges for Building	
11	Armed Force flag day Fund	

Further, the Applicant is requested to approach **The President/Special Officer, Chinna Veppampattu Panchayat, Tirupathur District** for the Final Approval of Proposed Construction of Barracks for Armed Reserve Police Building .

The President/Special Officer, Chinna Veppampattu Panchayat, Tirupathur District is requested to give the final approval for the Proposed Construction of Barracks for Armed Reserve Police Building to the Applicant.

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

Enclosure

Original Map and Condition - 2 sets

To

The President/Special Officer,
Chinna Veppampattu Panchayat,
Tirupathur District.

Copy to

The Superintendent Of Police,
Armed Reserve police,
Thirupathur District -635 602

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
/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.

