Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



DISTRICT TOWN AND COUNTRY PLANNING OFFICE, RANIPET

ONLINE BUILDING PLAN APPLICATION: TECHNICAL CONCURRENCE

APPLICATION NUMBER: SWP/BPA/288719/2024

From

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

To

The Panchayat President,
Nandhiyalam Village/Panchayat,
Arcot Panchayat Union,
Walajah Taluk,
Ranipet District - 632517.

Online Application Number: **SWP/BPA/288719/2024**

Submitted Date: **09.07.2024**

Subject: Non-High Rise Building (NHRB) in the Non-Planning Area [Multi Dwelling Residential Building – Stilt+5 Floors] – District Town and Country Planning Office, Ranipet District – Walajah Taluk – Arcot Panchayat Union – Nandhiyalam Village/Panchayat of Survey Number: 338/3A – Total Site Extent: 3259.53 Sq. m – Total FSI area is 7912.85 Sq. m. - Total Built-up Area is 10090.91 Sq. m. - Technical Concurrence issued - forwarded for further action - Reg.

References:

1. On 09.07.2024, Applicant's Mr. C. Bobby Benedict and Mr. S. Nandhakumar online application form was received through SWP online application number SWP/BPA/288719/2024.

2. The Assistant Director and Surveyor cum Assistant Draughtsman, Ranipet District Town and country Planning office, Inspection Report for the Online Application No. SWP/BPA/288719/2024, Dated: 11.07.2024.
3. The Director of Town and Country Planning had issued Technical Concurrence through File Number: SWP/BPA/288719/2024/TCP and Approval Number: B.P/D.T.C.P No. 472/2024 on 28.09.2024.
4. G.O. (Ms). No. 79, Department of Municipal Administration and Water Supply, Dated: 04.05.2017.
5. The Joint Director(i/c), Agricultural Department, Ranipet District had issued Dry Land NOC through Letter No. A2/3963/2024 on 08.08.2024.
6. G.O. (Ms). No. 86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O. (Ms). No. 85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O. (Ms). No. 01, Housing and Urban Development Department, Dated: 05.01.2021.
9. G.O. (Ms). No. 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O. (Ms). No. 16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O. (Ms). No. 54, Housing and Urban Development Department, Dated: 12.03.2020.
12. Circular from The Director of Town and Country Planning through the letter Roc. No. 7486/2009/BA2, Dated: 16.04.2009.
13. Circular from The Director of Town and Country Planning through the letter Roc. No. 21075/2009/BA1, Dated: 27.06.2012.

14. Circular from The Director of Town and Country Planning through the letter Roc. No. 12201/2017/BA1, Dated: 22.09.2017.
15. Circular from The Director of Town and Country Planning through the letter Roc. No. 14227/2017/Spl.cell, dated: 14.12.2017.
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. G.O. (Ms). No. 166, Housing and Urban Development Department, dated: 04.02.2019 (Insisting TNRERA Registration).
19. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated: 04-07- 2014.
20. Circular from the Commissioner of Town and Country Planning, Roc. No. 19992/2011(1)/Special Cell, Dated: 31.05.2018.
21. Circular from the Commissioner of Town and Country Planning, Roc. No. 4367/2019/PA2, Dated: 05.02.2020.
22. Circular from The Director of Town and Country Planning through the letter Roc. No. 14063/2020/Spl.cell, Dated: 13.10.2020.
23. Circular from The Director of Town and Country Planning through the letter Roc. No. 7963/2022/K1, Dated: 11.04.2022.
24. Demand payment Request Letter from DTCP, Dated: 28.09.2024 requiring payment of CC Charges, Security Deposit Charges, Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges.
25. Applicant's Mr. C. Bobby Benedict and Mr. S. Nandhakumar Demand Payment Receipt, Dated: 17.10.2024. (Payment of CC Charges, Security Deposit Charges, Centage Fee Charges, Display Board Charges, I & A Charges and Development Charges).

26. Applicant's Mr. C. Bobby Benedict and Mr. S. Nandhakumar Scrutiny Fee Receipt, Dated: 09.07.2024 and 18.10.2024.
27. G.O. (Ms). No. 53, Housing and Urban Development [UD4(1)] Department, dated: 28.02.2024.
28. G.O. (Ms). No. 94, Housing and Urban Development [UD4(1)] Department, dated: 16.03.2024.
29. G.O.No.95, Housing and Urban Development Department UD4(1), Dated: 04.08.2023.
30. Applicant's Mr. C. Bobby Benedict and Mr. S. Nandhakumar OSR Payment Receipt, Dated: 18.10.2024.
31. Applicant's Mr. C. Bobby Benedict and Mr. S. Nandhakumar Flag Day Fund Receipt, Dated: 18.10.2024.

Order:

1. With reference to the 1st Cited letter, the Applicant's Mr. C. Bobby Benedict and Mr. S. Nandhakumar has requested for the approval of Multi Dwelling Residential Building in Ranipet District, Walajah Taluk, Arcot Panchayat Union, Nandhiyalam Village/Panchayat of Survey Number: 338/3A with a total site extent of 3259.53 Sq. m, Total FSI area is 7912.85 Sq. m. and Total Built-up Area is 10090.91 Sq. m. The applicant has requested the Building Approval through SWP online application number SWP/BPA/347733/2024. Hence the applicant request has been accepted and the boundary of the site has been marked as "1 to 12" by Director of Town and Country Planning Office.

2. As per G.O. (Ms). No: 18 of Rule No. 41(1)(i), the applicant has paid the OSR Fee.

3. The Director of Town and Country Planning Office is issued the Technical

Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 472/2024.

4. The Assistant Director of Ranipet District Town and Country Planning Office is the Technical Concurrence under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP (RD) No: 29/2024 at District Town and Country Planning Office, Ranipet District.

5. The area statement and Fee Payment Details for Multi Dwelling Residential Building is as below.

Area Details:

S.No.	Description	Dwelling (in Nos.)	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m
BLOCK - 1					
1	Stilt Floor	-	180.41	2083.44	2263.85
2	First Floor	10	1510.60	-	1510.60
3	Second Floor	10	1510.60	-	1510.60
4	Third Floor	9	1510.60	-	1510.60
5	Fourth Floor	11	1650.15	-	1650.15
6	Fifth Floor	8	1550.49	-	1550.49
7	Head Room	-	-	94.62	94.62
Total		**48**	**7912.85**	**2178.06**	**10090.91**

Site Area:

- As per Document and patta – 3785.00 Sq.m.

- As per Super imposed Map- 3259.53 Sq.m.

Proposed FSI Area - 7912.85 Sq.m or 85154.97 sq.ft

Premium FSI Area – 1393.79 Sq.m.

FSI - 7912.85/3259.53 = 2.42

Permissible FSI – 2.00

Premium FSI – 0.42

Fee Payment Details

1. Scrutiny Fee – Rs. 25040.00, Dated: 19.07.2024 and Rs. 820.00, Dated: 18.10.2024.
2. Infrastructure and Amenities Charges – Rs. 1504000.00, Dated: 17.10.2024.
3. Security Deposit Charges – Rs. 760000.00, Dated: 17.10.2024.
4. CC Charges - Rs. 110000.00, Dated: 17.10.2024.
5. Centage Charge for Land – Rs. 300.00, Dated: 17.10.2024.
6. Centage Charge for Building – Rs. 73000.00, Dated: 17.10.2024.
7. Display Board Charges – Rs. 1500.00, Dated: 17.10.2024.
8. Premium FSI Charges - Rs. 50000.00, Dated: 17.10.2024.
9. Development Charges for Land – Rs. 4000.00, Dated: 17.10.2024.
10. Development Charges for Building – Rs. 31000.00, Dated: 17.10.2024.
11. OSR Charges – Rs. 24000.00, Dated: 18.10.2024.
12. Flay Day Fund - Rs. 10000.00, Dated: 18.10.2024.

The Technical Concurrence issued with 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. 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 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.

4. 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.

5. 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.

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. 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.

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

9. With the Reference 4, 5, 6 and 7 mentioned Government Orders and Reference No 11 mentioned Circular 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.

10. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as invalid.

11. 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 canceled by the Department without any prior notice.

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

13. The Applicant must get Completion Certificate within 3 years from the date of approval otherwise this approval will get invalid.

14. The Applicant should intimate stage wise construction detail to Assistant Director, Ranipet District Town and Country Planning Office in the prescribed format.

General Conditions:

1. After the Assistant Director, Ranipet District Town and Country Planning Office has issued the technical permission, if (i) wrong information has been submitted by the applicant to obtain the technical 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 technical permission based on the above reason.
2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant's.
3. Solar water heating system to be provided to the proposed Multi Dwelling Residential 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 Applicant's 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 (Nandhiyalam Panchayat), 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.

Copy To:

Mr. C. Bobby Benedict and Mr. S. Nandhakumar,
No.34, 12th East Cross Road, Gandhi Nagar,
Katpadi Taluk, Vellore District – 632006.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate