

**OFFICE OF THE ASSISTANT DIRECTOR**  
**DISTRICT TOWN AND COUNTRY PLANNING**  
**RANIPET DISTRICT**  
**ONLINE BUILDING PLAN APPLICATION - PLANNING PERMISSION**  
**APPLICATION NUMBER : [SWP/BPA/007252/2023](#)**

Sir,

Subject : **Bank Building (Commercial)** – Ranipet District Town and Country Planning Office  
– Ranipet District - [Walajah Taluk](#) – [Walajah Municipality](#) – Ward – 2, Block – 19 –  
[T.S.No.1306/1](#) - with a Site Extent of 550.0 Sq.m. – Proposed Bank Building (Branch  
of Co-Operative Bank) with an FSI Area of [235.21 Sq.m.](#) – Technical Concurrence  
issued – Planning Permission issued - Forwarded for further action - Regarding.

- Reference :
1. Applicant [The Register Managing Director, Vellore Online Application Reference No. SWP/BPA/007252/2023, Dated:14.02.2023](#)
  2. G.O.No.138, Housing and Urban Development Department, dated 04.06.2004.
  3. G.O.No.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.No.85, Housing and Urban Development Department, dated 16.05.2017.
  4. G.O.No.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.No.18, Housing and Urban Development Department, dated 04.02.2019.
  5. G.O.No.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.
  6. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration). & G.O.No.54, Housing and Urban Development Department, dated 12.03.2020.
  7. G.O.No.01, Housing and Urban Development Department, dated 05.01.2021.
  8. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 7486/2009/BA2, dated: 16.04.2009.
  9. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 21075/2009/BA1, dated: 27.06.2012.
  10. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 12201/2017/BA1, dated: 22.09.2017.
  11. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 14227/2017/Spl. Cell, dated: 14.12.2017.
  12. Demand payment Request Letter, [Dated: 17.05.2023](#) requiring payment of Centage Fee Charge, Display Board Charges, I & A Charges,
  13. Applicant [The Register Managing Director, Vellore](#), Letter Dated: [17.05.2023](#). Payment of Centage Fee Charge, Display Board Charges, I & A Charges.

**ORDER :**

With reference to the 1st cited letter, applicant has requested for the Approval of Industrial Building in Ranipet District, [Walajah Taluk, Walajah Municipality, Ward – 2, Block – 19, T.S.No.1306/1 - with a Site Extent of 550.0 Sq.m.](#) – Proposed Bank Building with an FSI Area of [235.21 Sq.m.](#) The Site has been marked as “A to H” and Concurrence for site issued by wide this office Approval No. [SWP/DTCP/RANIPET/ BUILDING NO.07/2023](#). Technical Clearance has been issued with the following common and special conditions.

The Proposed Commercial Building Area.

Area of Site : 550.00 Sq.m.

S.NO.	FLOOR DETAILS	FSI AREA (in Sq.M.)	Non-FSI AREA (in Sq.M.)	TOTAL AREA (in Sq.M.)
	Block -1			
1	Ground Floor	213.88	-	213.88
2.	Head Room	21.33		21.33
Total		235.21	-	235.21

OSR Extent Provided in the site plan – To be kept open

**SPECIAL CONDITIONS:**

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
2. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule made there under and does 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
3. 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
4. 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.

5. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.
6. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated:05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed.
7. Government Exclusion at the proposed site. List of water resources. The Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition. It is informed that the approval given to them will be cancelled by the Director of Town and Country Development without any prior notice if there is any impact on the above information.
8. With the Reference 4 and 5 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions 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 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)
  - 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
9. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID

**GENERAL CONDITIONS:**

1. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
4. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.

5. 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.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per GO 18 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction.
11. 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.
12. As per Reference 7 Direction to local body collect Planning area Fees.

The following fee and charges are collected as follows.

Scrutiny Charge	- Rs. 1925.00 , Date:14.02.2023
Centage Charge for Land	- Rs. 300.00, Date:17.05.2023
Centage Charge for Building	- Rs. 2200.0, Date: 17.05.2023
Infrastructure and Amenities Charges	- Rs. 45000.00, Date: 17.05.2023
CC Charges	- Rs. 2600.00, Date: 17.05.2023
Display Board Charges	- Rs. 1500.00, Date: 17.05.2023
Security Deposit	- Rs. 22500.00, Date: 17.05.2023

Further, the Applicant has requested to approach [The Commissioner, Walajah Municipality](#) for the Final Approval of Bank (Commercial) Building.

[The Commissioner, Walajah Municipality](#) is requested to give the final approval for the Bank (Commercial) Building to the Applicant. And it is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

Assistant Director  
District Town & Country Planning Office,  
Ranipet District.

To,  
[The Commissioner,](#)  
[Walajah Municipality ,](#)  
[Ranipet District.](#)

Enclosure

Original Map and Condition - 2 set

Copy to :

[The Register Managing Director,](#)  
[No.3, Annasalai, \(Officers line\), Vellore.](#)

Document certified by RAHULRAJ S

Signed by: Assistant Director  
Location:Ranipet  
Date:2023.05.17 18:32:25

