

PP

APPROVAL RECORD

Planning Permission

Tiruppur

Tiruppur district, Tamil Nadu

APPROVAL TYPE
Building PlanISSUING AUTHORITY
DTCPPURPOSE
Residential

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.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/20/23 7:26 PM

From:

Joint Director / Deputy Director / Assistant

First Floor, Kumaran Commercial Complex, Near
Railway Station, Tiruppur-641601

TO:

The Commissioner,
Vellakovil Municipality,
Kangeyam Taluk,
Tiruppur District.

Online Application Number:

SWP/BPA/007675/2023

Submitted Date :

-

Sir,

Subject:

Commercial and Residential Building – District Town and Country Planning Office - Tiruppur District – Kangeyam Taluk – Vellakovil Village and Municipality – R.S.F.No.1692/2A2D2 with an extent of 2185 Sqm – Proposed R.C.C Roof of BF + GF + 2 Floors of Office Building and R.C.C Roof GF + First Floor Residential Building with FSI Area of 1789.06 Sqm - Technical clearance issued - forwarded for further action - Reg.

Reference:

1. Application Reference No. SWP/BPA/007675/2023, Received on 01.03.2023.
2. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
3. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017
6. G.O.1, Housing and Urban Development Department, Dated: 05.01.2021
7. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009.
8. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated:27-06-2012.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated:22-09-2017.
10. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated:14-12-2017.
11. G.O.166, Housing and Urban Development Department, Dated: 23.11.2018.
12. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated:14.08.2021
13. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23.04.2022
14. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
15. Joint Director, Agricultural Department, Tiruppur District's Letter No. E2/10115/2022, Dated.24.09.2022.
16. District Officer, Fire and Rescue services Department, Tiruppur Letter No.6528/A2/2022, Dated.07.06.2022
17. Demand for paying the fee issued to applicant on 15.03.2023 and 16.03.2023.
18. Fee paid details received from Applicant on 16.03.2023 and 17.03.2023.

Body of the letter:

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Commercial and Residential building at Tiruppur District, Kangayam Taluk, Vellakovil Village and Municipality, R.S.F.No.1692/2A2D2 for an extent of 2185 Sqm. The boundary of the site has been marked as "ABCDE" and Approval for the site issued. The Technical Clearance for the Proposed R.C.C Roof of BF + GF + 2 Floors of Office Building and R.C.C Roof GF + First Floor Residential Building with FSI Area of 2278.74 Sqm in the site has been issued and numbered as BP/TCP[TD]No.25/2023.

Proposal Details

Area of Site

As per Patta - 2185.00 Sq.m.

Super Imposed Plot Area - 2177.20 Sq.m.

Building details

S. No	Block Name	Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Buildup Area (Sqm)
1.	Block – 1				
	(Commercial Building)	Basement Floor	--	489.68	489.68
2.		Ground Floor	531.36	--	531.36
3.		First Floor	531.36	--	531.36
4.		Second Floor	531.36	--	531.36
5.	Block – 2				
	(Residential Building)	Ground Floor	101.51	--	101.51
6.		First Floor	93.47	--	93.47
		Total	1789.06	489.68	2278.74

$FSI = 1789.06/2177.20 = 0.822 < 2.0$

The Technical Clearance issued with the following General and Special Conditions: -

Special Conditions

1. On March 16, 2023 the applicant paid the OSR fees of Rs. 320102/- for Guide line Value of the 10% OSR land.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules 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 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.
5. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure the at Development shall be structurally sound and adequate safety measures are taken during the process of construction
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. According to the Circular No. 12544/2014/CB dated: 04.07.2014, 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.
8. 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.

9. "The Tamil Nadu Government in G.O. Ms. No. 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.

10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11

Limitations of permission: The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

- a) Title or ownership of the site or building
- b) Easement Rights
- c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- d) Workmanship, soundness of structure and materials used
- e) Quality of building services and amenities the construction of building
- f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 47-A).

2. After the Technical Clearance issued by Deputy Director/Assistant Director (FAC), District Town and Country Planning Office, Tiruppur District

1. If the details given by the applicant is found to be false(or)

2. If the applicant fails to follow the rules and Norms, the Director of Town and Country planning concern can cancel or revise the planning permission issued.

3. 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.

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.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019

7. Applicant 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. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

10. Fly Ash bricks and Materials must be used for construction.

11. As per G.O. 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.

12. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.

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

14. The Applicant / 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.

15. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971

must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

16. Government Registered Electrical Contractor must be employed for wiring works during construction.

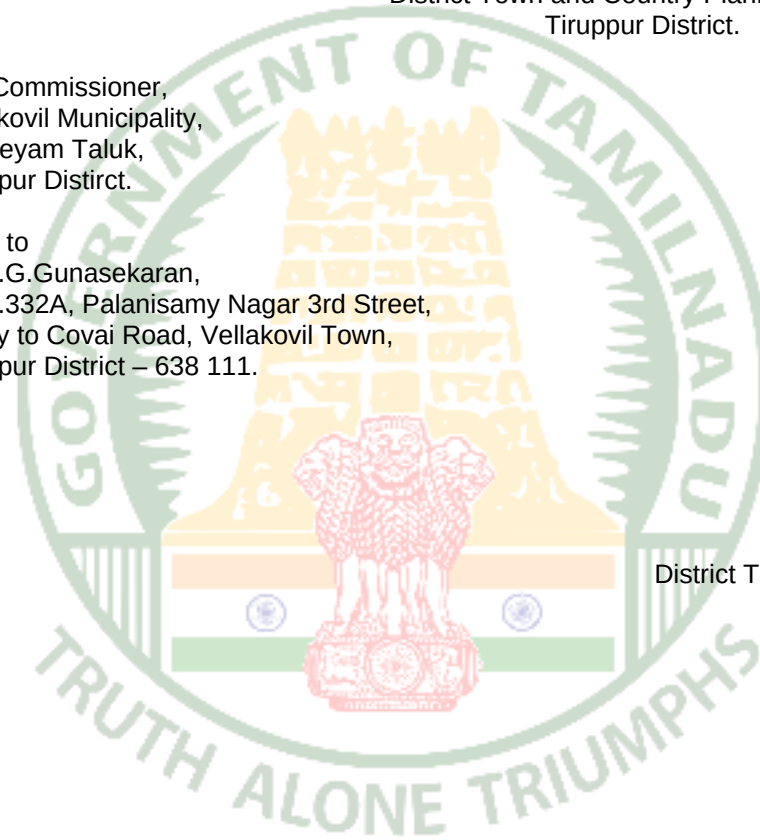
Fees Paid Details

Sl.No. Charges	Amount in Rupees
1. Scrutiny Fees	7834/-
2. Centage Charge for Land	300/-
for Building	4700/-
3. Infrastructure and Amenities charges	510150/-
4. Security Deposit Charges	255075/-
5. Completion Certificate charges	24529/-
6. Display Board	1500/-
7. OSR Charges	320102/-

Assistant Director,
District Town and Country Planning Office,
Tiruppur District.

To
The Commissioner,
Vellakovil Municipality,
Kangeyam Taluk,
Tiruppur Distirct.

Copy to
Thiru.G.Gunasekaran,
D.No.332A, Palanisamy Nagar 3rd Street,
Trichy to Covai Road, Vellakovil Town,
Tiruppur District – 638 111.



JD/DD/AD
District Town & Country Planning Office District

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

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

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

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
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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.

