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APPROVAL RECORD

Planning Permission

Tiruppur

Tiruppur 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.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
TIRUPPUR DISTRICT.

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/ 007837/2023

Subject : Commercial Building (Marriage Hall and Hotel) – District Town and Country Planning Office–Tiruppur District – Avinashi Taluk – Avinashi Panchayat Union – Palangarai Village and Panchayat – S.F.No.246/5A with an extent of 7134.00 Sqm – Proposed Marriage Hall and Hotel commercial Building with FSI Area: 8282.72 Sqm – Technical Clearance Issued – forwarded for further action – Reg.

Reference :

1. Tmt.Sangeetha Hari Arumugam, Tiruppur Online Application No. SWP/BPA/ 007837/2023, Dated: 03.03.2023.
2. Director of Town and Country Planning, Chennai Technical Concurrence dated 30.08.2023.
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.1, 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.No.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O.No.79, Housing and Urban Development Department, Dated.04.05.2017
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O. Ms. No.166, Housing and Urban Development Department, Dated: 23.11.2018
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. District Officer Fire & Rescue Service Department, Tiruppur NOC No: K.Dis No: 2031/A1/2023, Dated 14.02.2023.
16. Joint Director, Agriculture Department NOC No: K.Dis. E2/13253/2022, Dated: 11.01.2023.
17. Fees demand sent to applicant on 05.09.2023 and 19.09.2023.
18. Fee paid details received from Applicant on 15.09.2023 and 17.10.2023.

Order:

With reference to the 1st Cited letter, Applicant Tmt.Sangeetha Hari Arumugam, Tiruppur has requested for the Approval of Commercial Building (Marriage Hall and Hotel) at Tiruppur District, Avinashi Taluk, Avinashi Panchayat Union, Palangarai Village and Panchayat, S.F.No. 246/5A with an extent of 7134.00 Sqm having FSI area of 8282.72 Sqm.

In the reference 2nd cited proceedings of Director of Town and Country Planning, Chennai, Technical Concurrence has been issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No.325/2023**.

On the receipt of requisite charges vide reference 17th cited above the boundary of the site has been marked as "A to E" and Technical Clearance for the Commercial Building (Marriage Hall and Hotel) having total FSI Area of 8282.72 Sqm has been issued vide **BP/TCP[TD]No.92/2023** with the validity from 25.10.2023 to 24.10.2031 (8 Years).

AREA DETAILS:**AREA OF THE SITE: 7134.00 Sqm****PROPOSED BUILDING DETAILS:**

S. No.	DESCRIPTION	FSI AREA (SQM)	NON FSI AREA (SQM)	TOTAL BUILTUP AREA (SQM)
1	Basement Floor	814.00	4090.59	4904.59
2	Ground Floor	3500.40	–	3500.40
3	First Floor	1361.84	–	1361.84
4	Second Floor	1303.24	–	1303.24
5	Third Floor	1303.24	–	1303.24
6	Terrace Floor	–	67.95	67.95
TOTAL		8282.72	4158.54	12441.26

FSI Area: 8282.72 Sqm

FSI = 1.16 < 2.0

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

1. The September 15, 2023, the applicant paid the OSR fees of Rs. 1330491/– for 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. Technical Clearance 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. Technical Clearance 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. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and Technical Clearance. 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.

7. 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.
8. "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 advertises, 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.
9. If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 8th cited above. The payment of charges shall be made under the following Head of Account.

Head of Account:

0217 Urban Development –

60 other Urban Development Schemes –

800 other Receipts –

AS Receipts under Land Use Conversion Charges–

227 non-Taxation fees –

09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

General Conditions:

1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47(A)).
2. 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.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
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 directions mentioned in G.O.18 & G.O.16, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules.
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 GO 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 Technical Clearance 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. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details:

S.No.	Charges	Amount in Rupees
1.	Scrutiny Fees	34278/-dated 03.03.2023
2.	Open Space Reservation Area Charges	1330491/-dated 15.09.2023
3.	Centage Charge for Land	300/-dated 17.10.2023
	for Building	14700/-dated 17.10.2023
4.	Infrastructure and Amenities charges	2360940/- dated 17.10.2023
5.	Security Deposit Charges	1180470/- dated 17.10.2023
6.	CC Charges	133935/- dated 17.10.2023
7.	Shelter Fund	118256/- dated 17.10.2023
8.	Display Board	1500/- dated 17.10.2023

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

To

1. The President,
Palangarai Village Panchayat,
Avinashi Taluk,
Tiruppur District.

2. Tmt.Sangeetha Hari Arumugam,
No.9/12, MP Nagar, 1st Street,
Kongu Nagar,
Tiruppur – 641607.

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.

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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.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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