

PP

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/008453/2023

Subject : School Building – District Town and Country Planning Office–Tiruppur
District – Udumalaipettai Taluk – Periyakottai Panchayat – Udumalaipettai
Village – S.F.No.238/3A and Ganapathipalayam Village and Panchayat –
S.F.No.88/B3 with an extent of 18400 Sq.m – Proposed Additional
construction of School Building with FSI Area of 1317.86 Sq.m in Existing
Approved School Campus – Technical Concurrence Issued by Director of
Town and Country Planning, Chennai – Technical Clearance issued–
forwarded for further action – Reg.

Reference :

1. M/s.Srinivasa Public School, Tiruppur Online Application Reference No. SWP/BPA/008453/2023, Received Dated: 30.03.2023.
2. Deputy Director(i/c), Coimbatore Region, Proceedings Letter Roc.No.4048/2014/CR–4, Dated:20.01.2015.
3. Director Town and Country Planning, Chennai Technical Concurrence Letter No. SWP/BPA/008453/2023, dated 04.08.2023.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O.No.79, Housing and Urban Development Department, Dated.04.05.2017

10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
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 District, Roc.No.148/2023, Date.10.03.2023.
16. Joint Director, Agricultural Department, Tiruppur District Letter Roc No.E2/5173/2022, Dated.09.06.2022.
17. Executive Engineer, Public Works Department (Irrigation), Letter No.வப/வஅ/கோ.46/38எம்/2018, Dated: 07.02.2018.
18. Fees demand sent to applicant on 07.08.2023
19. Fees paid details received from Applicant on 07.08.2023

Order:

With reference to the 1st Cited letter, Applicant M/s. Srinivasa Public School has requested for the approval of additional site and additional construction of the school building in existing Approved School Building Campus at Tiruppur District, Udumalaipettai Taluk, Periyakottai Panchayat, Udumalaipettai Village, S.F.No.238/3A and Ganapathypalayam Village and Panchayat, S.F.Nos.88/B3 with an extent of 18400.00 Sq.m.

In the reference 2nd Cited letter the boundary of the Site 12306. 30 Sq.m and School building with an FSI Area 2595.44 sq.m (Ground and First Floor) are already approved by Deputy Director (i/c) of Coimbatore Region Office vide LP/R[CN] No: 11/2015 and BP./R[CN] No: 4-A to 4 E/2015, Dated:27.01.2015.

In the reference 3rd 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.284/2023.**

On the receipt of requisite charges vide reference 19th cited the boundary of the site has been marked as "A to H" and Proposed additional Construction of School building with an FSI Area of 1317.86 Sq.m in the site has been issued and numbered as **BP/TCP[TD]No.75/2023** with the validity from 10.08.2023 to 09.08.2031 (8 Years).

AREA DETAILS:

Area of the Site: 18400.00 Sq.m

SL. No.	Description	FSI Area (in Sqm.)	Non FSI Area (in Sqm.)	Total Built up Area (in Sqm.)
Already Approved Building Area				
1	Ground Floor	1337.17	–	1337.17
2	First Floor	1258.27	–	1258.27
3	Head Room	–	139.41	139.41
	Total	2595.44	139.41	2734.85
Proposed Building Area Details				
1.	Ground Floor	68.36	–	68.36
2.	First Floor	68.36	–	68.36
3.	Second Floor	1181.14	–	1181.14
4.	Head Room	–	199.20	199.20
	Total	1317.86	199.20	1517.06

Existing FSI Area = 2595.44 Sq.m.

Proposed FSI Area = 1317.86 Sq.m.

Total FSI = 0.213 < 2.0

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

Special Conditions:

1. The OSR "1 to 4" total OSR area 1845.32 Sqm Shown in the site plan should be retained as open space reservation as per TNCDBR–2019 rule 41(1) Explanation (i).
2. The gifting of the reservation of land for community recreational purposes in respect of Institutional developments and Industrial Developments to the Local Body is not required. However, the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.
6. 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
7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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.

9. 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.
10. "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.

11. 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. No.18 & G.O. No.16, Municipal Administration and Water Supply Department, 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, Municipal Administration and Water Supply Department, 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, Municipal Administration and Water Supply Department, 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

Sl.No.	Charges	Amount in Rupees	Remitted Date
1.	Scrutiny Fees	36103/-	30.03.2023
2.	Centage Charge		
	for Land	300/-	07.08.2023
	for Building	4700/-	07.08.2023
3.	Infrastructure and Amenities charges	375590/-	07.08.2023
4.	Security Deposit Charges	557745/-	07.08.2023
5.	Completion Certificate Charges	45765/-	07.08.2023
6.	Display Board	1500/-	07.08.2023
7.	Shelter Fund	3620/-	07.08.2023

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

To

1. The President,
Periyakottai Village Pachayat
Udumalaipettai Taluk,
Tiruppur District.
2. The President,
Ganapathipalayam Village Panchayat,
Udumalaipettai Taluk,
Tiruppur District.

Copy To:

M/s. Srinivasa Public School,
D.No.2/41, Ganapathypalayam Village,
Udumalaipettai Taluk,
Tiruppur 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.

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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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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

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

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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

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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.

