

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.

**PROCEEDINGS OF THE ASSISTANT DIRECTOR/MEMBER SECRETARY
TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE/
TIRUPPUR LOCAL PLANNING AUTHORITY
PRESENT:THIRU.B.PUSHPARAJI,B.E,
ASSISTANT DIRECTOR**

Online Application No.SWP/BPA/008454/2023

Sir,

Subject : Industry Building (Garments making) - District Town and Country Planning Office- Tiruppur Local Planning Authority-Tiruppur District- Proposed construction of RCC Roof having Ground Floor, First Floor with total FSI Area of 2791.40 Sqm Industry Building (Garments making) Green Category with 30 HP in the land bearing S.F.No.191/4B2B,191/4B2D and 192/2A2 measuring to an extent of 4529.00 Sqm in Velampalayam village, Tiruppur Corporation , Tiruppur North Taluk, Tiruppur District. Technical clearance issued - forwarded for further action - Reg.

Reference : 1. Application Reference No. SWP/BPA/008454/2023 Received on 24.03.2023 from Mr. Ranjit Harishbhai Bhagchandani M/s Smart Knit Wear, Tiruppur.

2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.

3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

4. G.O. No.1, Housing and Urban Development Department, Dated:
05.01.2021.
5. G.O.No.18, Department of Municipal Administration and Water
Supply, Dated: 04.02.2019.
6. G.O.16, Department of Municipal Administration and Water Supply,
Dated: 31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated:
12.03.2020.
8. G.O. No.79, Housing and Urban Development Department, Dated:
04.05.2017.
9. Director of Town and Country Planning, Chennai circular Letter
Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter
Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter
Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter
Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. G.O.166, Housing and Urban Development Department,
Dated.23.11.2018
14. Director of Town and Country Planning, Chennai circular Letter
Roc No. 4367/2019/BA2, Dated: 14.08.2021.
15. Director of Town and Country Planning, Chennai circular Letter

Roc No. 7963/2022/K1, Dated: 23.04.2022.

16. Director of Town and Country Planning, Chennai circular Letter

Roc No. 4326/2019/BA2, Dated: 05.02.2020.

17. District Fire & Rescue Services, Tiruppur District Noc No:K.Dis No:

4607/AA1/2023, Dated: 28.03.2023.

18. Fee paid details received from Applicant on 17.05.2023

Order:

In the reference Ist cited above, applicant has requested for approval of Proposed construction of RCC Roof having Ground Floor, First Floor with total FSI Area of 2791.40 Sq.m industry Building (Garments making) Green Category with 30 HP in the land bearing S.F.No.191/4B2B,191/4B2D and 192/2A2 measuring to an extent of 4529.00 Sq.m in Velampalayam village, Tiruppur Corporation, Tiruppur North Taluk, Tiruppur District.

On the receipt of requisite charges vide reference 18th cited above, the boundary of the site has been marked as "A to H" and concurrence for the site has been issued. Technical Clearance for the Proposed construction of RCC Roof having Ground Floor, First Floor with total FSI Area of 2791.40 Sqm Industry Building (Garments making) Green Category with 30 HP in the land bearing S.F.No.191/4B2B,191/4B2D and 192/2A2 measuring to an extent of 4529.00 Sqm in Velampalayam village, Tiruppur Corporation, Tiruppur North Taluk, Tiruppur District has been issued and numbered as **Planning Permission no:31/2023** and **LP/TCP[TD] TLPANo.30/2023**.

Proposal Details

Area of Site - 1.12 ¼ Acres or 4529.00Sqm

Building details

S.No	Description	FSI (Sq.m)	Non FSI Area(Sq.m)	Total Buildup Area (Sq.m)
Proposed Building Block- A (Main Block)				
1.	Ground Floor	1395.70	-	1395.70
2.	First Floor	1395.70	-	1395.70
3.	Head room	-	43.86	43.86
Total		2791.40	43.86	2835.26
Floor space Index = Construction Area/ Site Area =2791.40/4529=0.62<1.5				

OSR Details

Required for OSR	Provided OSR
452.90 Sq.m(10%)	461.00 Sq.m (10.17%)

Maximum Height of Building: 8.23 m

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

Special Conditions

1. The OSR area 2080.76 Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
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 that the 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. 12544/14 / 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. 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 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.
10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11 Limitations of Technical Clearance: The Technical Clearance 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 Planning Permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971.
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Planning Permission issued by Assistant Director, Tiruppur District Town and Country Planning Office
 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 competent authority concern can cancel or revise the Technical Clearance issued.
4. 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.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. 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.
8. 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.

9. Mosquito netting to be provided at OHT and well.
10. As per GO 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 Government Order 5th and 6th cited above, 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. In case the documents submitted for approval is found fake the Planning Permission would be cancelled without intimation to the applicant.
14. If any court case is pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
15. 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.
16. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by **The Commissioner, Tiruppur Corporation** if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details:

<u>Sl.No.</u>	<u>Charges</u>	<u>Amount in Rupees</u>
1.	Scrutiny Fees	12,376/- Date: 24.03.2023
2.	Centage Charge	for Land
		300/- Date: 17.05.2023
		for Building
		5000/- Date: 17.05.2023
3.	Infrastructure and Amenities charges	7,98,000/- Date: 17.05.2023
4.	Display Board	1500/- Date: 17.05.2023
5.	Development Charges for Building	44,800/- Date: 17.05.2023
6.	Development Charges for Land	22,750/- Date: 17.05.2023

Assistant Director/Member Secretary,
District Town and Country Planning Office/
Tiruppur Local Planning Authority,
Tiruppur District.

To

The Commissioner,
Tiruppur Corporation,
Tiruppur District.

Copy To

Mr. Ranjit Harishbhai Bhagchandani,

M/s Smart Knit Wear,

64,Sukhet-2, Kamavati Club road,

Sarkhoj Ahmedabad,

Gujarat-382210.

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
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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

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

