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REFERENCE
SWP/BPA/009109/2023

ISSUED
11 July 2023

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.

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DIGITALLY VERIFIED RECORD

DISTRICT TOWN AND COUNTRY PLANNING OFFICE, TIRUPPUR DISTRICT.

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/ 009109/2023

Subject : **Industrial Building** – District Town and Country Planning Office- Tiruppur District – Dharapuram Taluk – Munduvelampatti Village and Panchayat, S.F.Nos. 876/1B2, 876/1C2, 876/1D2, 878/A1A and 878/A2A with an extend of 32759.03 Sq.m - Proposed Cotton Spinning and Weaving Industrial Building (Orange Category - 3789.77 HP) with FSI Area: 9674.87 Sq.m - Technical Clearance Issued - forwarded for further action - Reg.

Reference :

1. M/s.KG Poly Mills limited by its Managing Director Mr.R.Ashyanth, Tiruppur Online Application No. SWP/BPA/ 009109/2023, Dated: 12.04.2023.
2. Director Town and Country Planning, Chennai Technical Concurrence dated 25.05.2023.
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.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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. District Officer Fire & Rescue Service Department, Tiruppur NOC No: K.Dis No: 1990/A1/2023, Dated 16.03.2023.
15. Joint Director, Agriculture Department NOC No: E2/3248/2023, Dated: 10.04.2023.
16. Fees demand sent to applicant on 26.05.2023 and 11.07.2023
17. Fee paid details received from Applicant on 03.07.2023 and 11.07.2023

Order:

With reference to the 1st Cited letter, Applicant M/s. KG Poly Mills limited by its Managing Director Mr.R.Ashyanth has requested for the Approval of Industrial building at Tiruppur District, Dharapuram Taulk, Munduvelampatti Village and Panchayat, S.F.Nos. 876/1B2, 876/1C2, 876/1D2, 878/A1A and 878/A2A with an extent of 32759.03 Sq.m having FSI area of 9674.87 Sq.m.

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.183/2023.**

On the receipt of requisite charges vide reference 17th cited above the boundary of the site has been marked as "A to H" and Technical Clearance for the Cotton Spinning and Weaving Industrial Building (Orange Category - 3789.77 HP) having total FSI Area of 9674.87 Sq.m has been issued vide **BP/TCP[TD]No.55/2023** with the validity from 11.07.2023 to 10.07.2031 (8 Years).

AREA DETAILS:

AREA OF THE SITE: 32759.03 Sq.m

PROPOSED BUILDING DETAILS:

S. No.	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILTUP AREA (SQ.M)
BLOCK-A (Main Block)				
1	Ground Floor	8530.25	-	8530.25

BLOCK-B: (Security Room)				
2	Ground Floor	8.20	-	8.20
BLOCK-C: (Staff Quarters)				
3	Ground Floor	237.56	-	237.56
4	Head Room	-	25.08	25.08
BLOCK-D: (Workers Family Quarters)				
5	Ground Floor	257.77	-	257.77
6	Head Room	-	23.30	23.30
BLOCK-E: (Ladies Staff Quarters)				
7	Ground Floor	186.33	-	186.33
8	Head Room	-	20.70	20.70
BLOCK-F: (Canteen)				
9	Ground Floor	268.43	-	268.43
10	Head Room	-	20.81	20.81
BLOCK-G: (Ladies Staff Quarters)				
11	Ground Floor	186.33	-	186.33
12	Head Room	-	20.70	20.70
TOTAL		**9674.87**	**110.59**	**9785.46**

FSI Area: 9674.87 Sq.m

FSI = 0.295

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

Special Conditions:

1. The OSR 1 to 4 and 5 to 8 total OSR area 3514.18 Sq.m Shown in the site plan should be retained as open space reservation as per TNCDBR 2019 Rule No. 41(1) explanation (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. 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. 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		68659/- dated 13.04.2023
2.	Centage Charge	for Land	300/- dated 03.07.2023
		for Building	15000/- dated 03.07.2023
3.	Infrastructure and Amenities charges		2757375/- dated 03.07.2023
4.	Interest for Infrastructure and Amenities charges		9500/- dated 11.07.2023
5.	Display Board		1500/- dated 03.07.2023
6.	Shelter Fund		8812/- dated 03.07.2023

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

To

1. The President,
   Munduvelampatti Village Panchayat,
   Dharapuram Taluk,
   Tiruppur District

2. M/s.KG Poly Mills limited,
   Mr.R.Ashyanth,
   Managing Director,
   Old No.137, G.D.N. Street,
   Race Course,
   Coimbatore – 641018.

THE LANDLENS SUITE

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

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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
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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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

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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.