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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.

**PROCEEDINGS OF THE ASSISTANT DIRECTOR
TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.B. PUSHPARAJI, B.E, ASSISTANT DIRECTOR
Online Building Plan Application – Technical Clearance
Application Number: SWP/BPA/009313/2023**

Sir,

Subject: Industrial Building –District Town and Country Planning Office–
Tiruppur District– Palladam Taluk– Annupatty Village and
Panchayat –SF Nos: 51/1& 52 with an extent of 50272.50 Sqm
Ground Floor with FSI Area of 10476.00 Sqm – Technical
clearance issued – forwarded for further

Reference:

1. Application Reference No. SWP/BPA/ 009313/2023 dt: 20.04.2023. received from Thiru.Ashutosh Goenka, Chennai
2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/009313/2023 dated 26.07.2023
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.01, 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.54, Housing and Urban Development Department, Dated: 12.03.2020.
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. Joint Director, Agricultural Department, Tiruppur District's Letter No.K.Dis. E2 5758/2023, Dated.23.06.2023.
14. District Officer, Fire & Rescue Services, Tiruppur District Letter K.Dis. No 2995/AA1/2023, Dated: 02.03.2023.
14. Fees paid details received from Applicant on 25.08.2023.
15. Executive Engineer, Aliyar Division, Water Resources Department, Roc. No.Tech/Co.10/2023/241M/Dated.23.08.2023

Order:

In the reference 1st cited above, applicant has requested for approval of proposed Industrial building Ground Floor in SF. Nos: 51/1& 52 with an extent of 50272.50 Sq.m with an FSI Area of 10476.00 Sq.m in Annupatty Village and Panchayat, Palladam Panchayat Union, Palladam Taluk, Tiruppur District.

In the reference cited 2nd above the Director of Town and country planning, Chennai issued Technical clearance for the above proposal and numbered as B.P/DTCP No: 249/2023.

On the receipt of requisite charges vide reference 15th cited above, the boundary of the site has been marked as "A to F" and concurrence for the site has been issued. Technical Clearance for the construction of RCC Proposed Industrial building Ground Floor in SF Nos: 51/1& 52 with an extent of 50272.50 Sq.m with an FSI Area of 10476 Sq. m Annupatty Village and Panchayat, Palladam Panchayat Union, Palladam Taluk, Tiruppur District has been issued Technical clearance and numbered as BP/TCP [TD] No.80/2023 with the validity from 05.09.2023 to 04.09.2031 (8 Years).

Area Details:

Area Extent– 50272. 50Sq.m				
Sl. No.	Description	FSI Area (in sqm)	Non FSI Area (in sqm)	Total Built up Area (in sqm)
Factory Building				
1.	Ground floor	10476.00	–	10476.00
2.	Security Room	–	6.25	6.25
Grand Total		10476.00	6.25	10482.25

FSI Area – 10476. 00 Sq.m

FSI – 0.208

OSR Details

Required for OSR	Provided OSR
5027.25 Sqm (10%)	5539.53 Sqm (11.02%)

Maximum Height of Building: 9.40 m

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

–

Special Conditions

1. The OSR "1 to 4" total OSR area 5539.53 sqm Shown in the site plan should be retained as open space reservation as per TNCDBR 2019 rule 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. 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 them 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. 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 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.

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. NOC to be obtained from concerned department for Construction of Culvert before issue of Planning Permission.

General Conditions

1. Solar water heating system to be provided to the proposed Industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. 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.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided
9. Fly Ash bricks and Materials must be used for construction.
10. 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.
11. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges are collected as follows

Fees Paid Details:

<u>Sl. No.</u>	<u>Charges</u>		<u>Amount in Rupees</u>
1.	Scrutiny Fees		96702/-dt: 20.04.2023
2.	Centage Charges	for land	600/- dt:25.08.2023
		for Building	5,000/- dt:25.08.2023
3.	Infrastructure and Amenities charges		29,86,800/- dt: 25.08.2023
4.	Display board charges		1500/- dt: 25.08.2023
5.	Shelter charges		20571/- dt: 25.08.2023

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

To
The President,
Anupatti Panchayat,
Palladam Taluk,
Tiruppur District.

Copy To

Mr. Ashutosh Goenka,
C/o Imran Basha-HR,
Door No:29/16,
Whites road 3rd Floor,
Royapettah,
Chennai -14.

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.

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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.

[/landlens/one/map](#)



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

Waqf property check

RERA register



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The LandLens
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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
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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.

