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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/010059/2023**

Sir,

**Subject: Industrial Building** –District Town and Country Planning Office–  
Tiruppur District– Tiruppur District- Palladam Taluk-  
Mallegoundanpalayam Village - S.F.Nos: 216, 217, 218, 220/1B, 220/2 & 221/2  
with an extent of 126933.00 Sq.m Proposed Industrial building Block-1 ( Ground Floor) Block-2 (Ground Floor) , Block-3 (Ground Floor) with FSI  
Area of 8464.94 Sq.m- Technical approval issued - forwarded for further  
action

- Reference
1. Application Reference No.SWP/BPA/ 010059/2023 dt:25.05.2023 received from M/s.Propel Industries Private. Limited ,Coimbatore
  2. Technical Clearance issued by Director of Town and Country Planning, Chennai vide Reference No. SWP/BPA/010059/2023 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. E2/3718/2023, Dated:12.05.2023.
14. District Officer, Fire & Rescue Services, Tiruppur District Letter  
K.Dis No.7395/AA1/2023, Dated:24.05.2023.
15. Fees paid details received from Applicant on 31.07.2023.
16. G.O.No.79, Housing and Urban Development Department,  
Dated.04.05.2017.

**Order:**

With reference to the letter 1<sup>st</sup> cited above, applicant has requested for approval of Proposed Industrial building Block-1 (Ground Floor) Block-2 (Ground Floor), Block-3 (Ground Floor) with FSI Area of 8464.94 Sq.m in S.F.Nos: 216, 217, 218, 220/1B, 220/2 & 221/2 of Mallegoundanpalayam Village and Panchayat, Palladam Panchayat Union, Palladam Taluk, Tiruppur District.

In the reference letter 2<sup>nd</sup> cited above, the Director of Town and country planning, Chennai issued Technical clearance for the above proposal and numbered as B.P/DTCP No: 250/2023.

On the receipt of requisite charges vide reference 15<sup>th</sup> cited above, the boundary of the site has been marked as "A to V" and concurrence for the site has been issued. The Technical approval for the construction of Proposed Industrial building Block-1 (Ground Floor) Block-2 (Ground Floor), Block-3 (Ground Floor) with FSI Area of 8464.94 Sq.m in S.F.Nos: 216, 217, 218, 220/1B, 220/2 & 221/2 in Mallegoundanpalayam Village, Palladam Panchayat Union Palladam Taluk, Tiruppur District has been issued and numbered as BP/TCP[TD] No.69 /2023.

### Area of Site

#### Area Details:

| Area Extent- 126933.0Sq.m           |              |                    |                        |                               |
|-------------------------------------|--------------|--------------------|------------------------|-------------------------------|
| Sl. No.                             | Description  | FSI Area (in sq.m) | Non FSI Area (in sq.m) | Total Built up Area (in sq.m) |
| <b>Block -1( Factory Building )</b> |              |                    |                        |                               |
| 1.                                  | Ground floor | 8369.92            | -                      | 8369.92                       |
| <b>Block -2 ( Security Room )</b>   |              |                    |                        |                               |
| 2.                                  | Ground floor | 25.60              | -                      | 25.60                         |
| <b>Block -3 (Power House)</b>       |              |                    |                        |                               |
| 3.                                  | Ground floor | 69.42              | -                      | 69.42                         |
| <b>Grand Total</b>                  |              | 8464.94            | -                      | 8464.94                       |

FSI Area - 8464.94Sq.m

FSI - 0.066

#### OSR Details

| OSR Required        | OSR Provided           |
|---------------------|------------------------|
| 12693.30 Sq.m (10%) | 12740.76 Sq.m (10.03%) |

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

**Special Conditions**

1. The OSR “1 to 6” total OSR area 12740.76 sq.m 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 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. 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.

### 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, Display Board is collected as below.

### Fees Paid Details:

| Sl.No. | Charges                              |              | Amount in Rupees           |
|--------|--------------------------------------|--------------|----------------------------|
| 1.     | Scrutiny Fees                        |              | 20,7329/- dt: 25.05.2023   |
| 2.     | Centage Charges                      | for land     | 300/- dt:31.07.2023        |
|        |                                      | for Building | 10,000/- dt:31.07.2023     |
| 3.     | Infrastructure and Amenities charges |              | 24,12,810/- dt: 31.07.2023 |
| 4.     | Display board charges                |              | 1500/- dt: 31.07.2023      |
| 5.     | Shelter charges                      |              | 21,045/- dt: 31.07.2023    |

12. If the building 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 16<sup>th</sup> 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)

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

**To**

The President,

Mallegoundanpalayam Village Panchayat,

Palladam Taluk, Tiruppur District.

**Copy To**

M/s.Propel Industries Private. Limited,

S.F No. 663,

Ravuthar main road,

Coimbatore District-641103.

# 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  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

