

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/ 011342/2023

Subject : Industrial Building – District Town and Country Planning Office – Tiruppur District – Kangayam Taluk – Kadaiyur Village and Pothiyampalayam Panchayat, R.S.F.Nos. 545/1B, 545/1C and 545/2A with an extend of 9050.00 Sqm – Proposed A.C Sheet Roof Ground Floor Industrial Building (Rice Mill – Green Category – 263 HP) with FSI Area: 1489.80 Sqm – Technical Clearance Issued – forwarded for further action – Reg.

Reference :

1. Application Reference from Thiru. P.Balasubramani and Tmt.B.Kalaivani through online vide reference No. SWP/BPA/011342/2023, Received on 05.07.2023.
2. G.O. Ms. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
3. G.O. Ms. No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
4. G.O. Ms. No.86, Housing and Urban Development Department, Dated: 28.03.2012
5. G.O. Ms. No.85, Housing and Urban Development Department, Dated: 16.05.2017
6. G.O. Ms. No.01, Housing and Urban Development Department, Dated: 05.01.2021
7. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009.
8. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated:27-06-2012.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated:22-09-2017.
10. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated:14-12-2017.

11. G.O. Ms. No.166, Housing and Urban Development Department,
Dated: 23.11.2018.
12. Circular from the Director of Town and Country Planning, Roc No.
4367/2019/BA2, Dated:14.08.2021
13. Circular from the Director of Town and Country Planning, Roc No.
7963/2022/K1, Dated:23.04.2022
14. G.O. Ms. No.79, Housing and Urban Development Department,
Dated: 04.05.2017.
15. Joint Director, Agriculture Department, Tiruppur District Letter No.
E2/3760/2023, Dated.03.05.2023.
16. District Officer, Fire and Rescue services, Tiruppur Letter
No.7474/A1/2023, Dated.25.05.2023.
17. Fees Demand for paying the fee issued to applicant on
03.08.2023
18. Fee paid details received from Applicant on 23.08.2023.

Order:

With reference to the 1st Cited letter, applicant has requested for the approval of Industrial Building at Tiruppur District, Kangayam Taluk, Kangayam Panchayat Union, Kadaiyur Village and Pothiyampalayam Panchayat, R.S.F.No. 545/1B, 545/1C and 545/2A with an extent of 9050.00 Sqm, the boundary of the site has been marked as "A to K" and Approval for the site issued. The Technical Clearance for the Proposed A.C Sheet Roof Ground Floor Industrial Building (Rice Mill – Green Category – 263HP) with FSI Area of 1489.80 Sqm in the site has been issued and numbered as **BP/TCP[TD]No.78/2023** with the validity from 31-08-2023 to 30-08-2031 (8 Years).

Proposal Details

Site Area as per Document	– 9050.0 Sqm
Site Area as per Patta	– 9050.00 Sqm
Site Area as per Super Imposed Area	– 9346.93 Sqm

PROPOSED BUILDING DETAILS:

S. No.	DESCRIPTION	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILTUP AREA (SQ.M)
BLOCK-1 (Main Building)				
1	Ground Floor	695.51	1302.50	1998.01
BLOCK-2 (Paddy Godown)				
2	Ground Floor	777.11	–	777.11
BLOCK-3 (Toilet)				
3	Ground Floor	17.18	–	17.18
TOTAL		1489.80	1302.50	2792.30

$$\text{FSI} = 1489.80/9050 = 0.164 < 1.5$$

Height of the Building – 10.37 m

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

Special Conditions:

1. The OSR 1 to 5 total OSR area 956.04 Sqm Shown in the site plan should be retained as open space reservation as per TNCD BR 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		19159/- dated 05.07.2023
2.	Centage Charge	for Land	300/- dated 23.08.2023
		for Building	4700/- dated 23.08.2023
3.	Infrastructure and Amenities charges		425220/- dated 23.08.2023
4.	Display Board		1500/- dated 23.08.2023

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

To

1. The President,
Pothiyampalayam Village Panchayat,
Kangayam Taluk,
Tiruppur District.

2. Thiru. Balasubramani,
10/4 Kuthiraipallam Road,
Kangayam,
Tiruppur-638701.

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.

[/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.

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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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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

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



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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

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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.

