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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.



**DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
TIRUPPUR DISTRICT.**

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/011992/2023

Subject : **Additional Industrial Building** – District Town and Country Planning Office- Tiruppur District – Palladam Taluk – Kethanur Panchayat and Kethanur Village – S.F. No: 419/1, 419/2B, 419/4A, 420/1 and 420/2A1, with an extent of 37990.86 Sq.m. Addational and Proposed R.C.C building Block A To Q Ground Floor of Cotton Spinning and weaving Industrial building (Orange Category) with 1600.00 HP with FSI Area: 15558.78 Sq.m Technical Clearance Issued - forwarded for further action.

Reference :

1. M/s. Fabtech International Hosiery Private limited by its Managing Director Thiru.N.Vivekananthan, Tiruppur Online Application Reference No. SWP/BPA/011992/2023, Dated: 26.07.2023.
2. Director Town and Country Planning, Chennai Technical Concurrence dated 11.09.2023.
3. Assistant Director, Tiruppur District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/011992/2023, Dated: 07.08.2023.
4. Director of Town and Country Planning, Chennai Roc.No: SWP/BPA/011992/2023, Dated :21.04.2023.
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

7. G.O.No.01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.No.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. District officer, Tiruppur District Fire & Rescue service department K.D is. 1985/A1/2023, Dated.16.03.2023 and 8998/A1/2023, Dated.04.07.2023.
16. JD, Agricultural Dept., Tiruppur District K.D is. E2/3170/2023, Date.03.04.2023 and E2/5636/2023, Date.22.06.2023.
17. Fees demand sent to applicant on 12.09.2023.
18. Fee paid details received from Applicant on 14.09.2023.

Order

1. With reference to the 1st Cited letter, the applicant M/s. Fabtech International Hosieries Private Limited by its Managing Director N.Vivekanandhan, Tiruppur has requested for the approval of Industrial building at Tiruppur District, Palladam Taluk, Kethanur Village of S.F.No: 419/1, 419/2B, 419/4A, 420/1 and 420/2A1, with an extent of 37990.86 Sq.m. Reference to the 3rd Cited letter, the boundary of the site has been marked as "A to M ", Site Extent of 31063.11 Sq.m and Block-A (Main Block)(Ground Floor), Block-B (Rack Tearing, VLX Room & Mixing Room)(Ground Floor), Block-C (Raw Meterial Godown)(Ground Floor), Block-D (Office Room)(Ground Floor), Block-E (Security Room & Visitor Room)(Ground Floor), FSI Area of 12952.05Sq.m. are already approved by Director, DTCP Chennai vide **B.P/DTCP No.154/2023**, Dated:21.04.2023.
2. In that Revised Site and Additional Construction of Industrial Building has recommended the proposal with a site inspection remarks based on the Assistant Director, Tiruppur District Town and country Planning office recommendation, the applicant request has been accepted and the Revised boundary of the site has been marked as "A to Q ". The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 327/2023**.
3. On the receipt of requisite charges vide reference 17th cited the boundary of the site has been marked as "A to Q" and the Technical Clearance for the Industrial building building having total FSI Area of 15558.78 Sq.m in the site has been issued and Numbered as **BP/TCP [TD] No. 84/2023** with the validity from 27.09.2023 to 26.09.2031 (8 Years).

Area Details:

Site Extent - 37990.86 Sq.m

Sl. No.	Description	Already Approved by Director, DTCP Chennai vide B.P/ DTCP No.154 /2023,Dated:21.04.2023.		Additional Build - up Area		Total Build - up Area
		FSI	Non-FSI	FSI	Non-FSI	
Block- A (Main Block)						
1.	Ground Floor	8122.11	-	-	-	8122.11
Block- B (Rack Tearing , VLX Room & Mixing Room)						
1.	Ground Floor	3708.21	-	-	-	3708.21
Block- C (Raw Material Godown)						
1.	Ground Floor	911.94	-	-	-	911.94
Block - D (Office Room)						
1.	Ground Floor	171.88	17.50	-	-	189.38
2.	Head Room	-	12.28	-	-	12.28
Block - E (Security Room and Visitors Room)						
1.	Ground Floor	37.91	-	133.00	19.34	190.25
2.	Head Room	-	-	-	17.50	17.50
Block - F (Waste Godown)						
1.	Ground Floor	-	-	411.60	-	411.60
Block - G (Ladies Dormitory)						

1.	Ground Floor	-	-	427.88	46.08	473.96
2.	Head Room	-	-	-	49.21	49.21
Block - H (Workers Family Quarters)						
1.	Ground Floor	-	-	342.22	-	342.22
2.	Head Room	-	-	-	34.46	34.46
Block - I (Canteen)						
1.	Ground Floor	-	-	335.66	-	335.66
Block - J (Staff Quarters)						
1.	Ground Floor	-	-	428.39	42.91	471.30
2.	Head Room	-	-	-	45.68	45.68
Block - K (Gents Dormitory)						
1.	Ground Floor	-	-	527.98	44.61	572.59
2.	Head Room	-	-	-	37.87	37.87
Grand Total		12952.05	29.78	2606.73	337.66	15926.22

Existing FSI Area - 12952.05 Sq.m

Proposed FSI Area - 2606.73 Sq.m

Total FSI Area - 15558.78 Sq.m

FSI - 0.409

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

Special Conditions

1. The gifting of the reservation of land for community recreational purposes in respect of Institutional developments and Industrial Developments to the Local Body is not required. However, the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.
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. 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. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure the at Development shall be structurally sound and adequate safety measures are taken during the process of construction
7. 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 applicants 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 advertise, 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. 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

Sl No.	Charges		Amount in Rupees	
			Already Paid	Balance Paid
1.	Scrutiny Fees		73,190/-	88497/-
2.	Centage Charges	for Building	20,000/-	30,200/-
		For Land	300/-	300/-
3.	Infrastructure and Amenities charges		37,19,250/-	7,43,000/-
4.	Display Board		1500/-	1500/-
5.	Shelter Charges		33,166/-	7,130/-

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

To

The President,
Kethanur Village and Panchayat,
Palladam Taluk,
Tiruppur District.

Copy To

M/s.Fab Tech International Hosieries Private Limited,
by its Managing Director N.Vivekananthan,
S/o Mr.Narayanasamy,
Door no 7/268 D, Sulthanpet,
Varapatti, Sulur Taluk, Coimbatore-641669.

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

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
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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.

