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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/013325/2023**

**Subject : Commercial Building – District Town and Country Planning Office – Tiruppur District – Dharapuram Taluk – Dharapuram Municipality – Ward No.7, Block No.7, T.S.No. 21/6, 21/7 Total Site area: 1762.50 Sq.m – Existing Professional Consulting Office Building Basement Floor, Ground and First Floor with FSI Area: 2397.58 Sq.m Revised Technical Clearance Issued – forwarded for further action – Reg.**

**Reference :**

1. Thiru.N.Ramasamy and Thiru.TM.Madhan Prakash, Tiruppur Online Application No. SWP/BPA/013325/2023, Dated: 21.08.2023.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

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. Director of Town and Country Planning, Chennai circular Letter  
Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Assistant Director, District Town and Country Planning Office,  
Tiruppur Proceedings Roc No: 3218/2022/TD, dated:  
29.09.2022 (Approval No: **BP/TCP [TD] No.58/2022**).
16. District Officer Fire & Rescue Service Department, Tiruppur Noc  
No: K.Dis No: 11485/A1/2023, Dated 25.08.2023.
17. Fees OSR and demand sent to applicant on 12.09.2023 &  
15.09.2023.
18. Fees paid details received from Applicant on 14.09.2023 &  
19.09.2023.

**Order:**

With reference to the 1<sup>st</sup> Cited letter, Applicant Thiru.N.Ramasamy and Thiru.TM.Madhan Prakash has requested for the Revised Approval of Existing Professional Consulting Office Building in addition to Technical approval has already been issued in the reference 15<sup>th</sup> cited for an FSI area of 2397.58 Sqm and with site area of 1762.50 Sqm in Ward No.7 Block No.7, T.S.No.21/6, 21/7, Dharapuram Municipality, Dharapuram Taulk, Tiruppur District.

On the receipt of requisite charges vide reference 18th cited the boundary of the site has been marked as "A to D" and the Revision of Technical Clearance for Existing Professional Consulting Office Building Basement Floor, Ground and First Floor with FSI Area: 2397.58 Sqm in the site has been issued and Numbered as **BP/TCP[TD]No.85/2023** with the validity from 27.09.2023 to 26.09.2031 (8 Years).

**AREA DETAILS:**

**AREA OF THE SITE: 1762.50 Sqm**

**REVISION OF EXISTING BUILDING DETAILS: Professional Consulting Office Building**

| S. No.       | DESCRIPTION    | FSI AREA (SQ.M) | NON FSI AREA (SQ.M) | TOTAL BUILTUP AREA (SQ.M) |
|--------------|----------------|-----------------|---------------------|---------------------------|
| 1            | Basement Floor | –               | 1198.79             | 1198.79                   |
| 2            | Ground Floor   | 1198.79         | –                   | 1198.79                   |
| 3            | First Floor    | 1198.79         | –                   | 1198.79                   |
| 4            | Head Room      | –               | 85.44               | 85.44                     |
| <b>TOTAL</b> |                | <b>2397.58</b>  | <b>1284.23</b>      | <b>3681.81</b>            |

FSI Area: 2397.58 Sq.m

FSI = 1.37 < 2.0

Height of the Building – 10.04m

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

**Special Conditions:**

1. The applicant already paid the 10% of the OSR Area fees Rs.16,60,500/- dated: 27.09.2022. As per the Revised Guild line Value the Additional Amount of Rs.8,06,334/- paid by the applicant on 14.09.2023.
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. 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
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.

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 advertises, 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.

**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**

| <u>Sl. No</u> | <u>Charges</u>                       |              | <u>Previous Approval Amount in Rupees</u> | <u>Revised Approval Amount in Rupees</u> |
|---------------|--------------------------------------|--------------|-------------------------------------------|------------------------------------------|
| 1.            | Scrutiny Fees                        |              |                                           | 9987/-<br>dated 21.08.2023               |
| 2.            | Centage Charge                       | for Land     |                                           | 300/-<br>dated 19.09.2023                |
|               |                                      | for Building |                                           | 9700/-<br>dated 19.09.2023               |
| 3.            | Infrastructure and Amenities charges |              | 684000/-<br>dated 27.09.2022              | -                                        |
| 4.            | Security Deposit Charges             |              | 342000/-<br>dated 26.09.2022              | -                                        |
| 5.            | Completion Certificate Charges       |              |                                           | 39630/-<br>dated 19.09.2023              |
| 6.            | Display Board                        |              |                                           | 1500/-<br>dated 19.09.2023               |

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

**To**

1. The Commissioner,  
Dharapuram Municipality,  
Dharapuram,  
Tiruppur District
2. Thiru. N Ramasamy,  
Thiru. TM Madhan Prakash,  
S/o Thangamuthu,  
70, Anna Nagar, Dharapuram,  
Tiruppur – 638656.

# 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  
/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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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.

