

PP

APPROVAL RECORD

Planning Permission

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, MEMBER SECRETARY
TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE/
TIRUPPUR LOCAL PLANNING AUTHORITY
PRESENT: THIRU.B.PUSHPARAJI., B.E,
ASSISTANT DIRECTOR**

Application Number: SWP/BPA/073556/2023

Subject : Addition & alteration of Commercial Building– District Town and Country Planning Office – Tiruppur Local Planning Authority – Tiruppur District – Addition & alteration to the existing construction of Puf sheet roof retail shops building in Block–A having Ground Floor and proposed construction of RCC Roof of Block–C having Ground Floor and Puf sheet roof of Kalyana Mandapam building in Block–C having Ground Floor with total FSI Area of 3313.65 Sqm in New Ward–F, Block–36, TS. No.8 (Old Ward – N, Block – 10, TS No.52) with an extent of 8008.00 Sq.m. at Tiruppur Corporation – Tiruppur South Taluk– Tiruppur District– Technical clearance issued – forwarded for further action – Reg.

Ref

1. Online application reference No.SWP/BPA/073556/2023 received on 07.12.2023 from Mr.P.Ramamoorthy, Tiruppur.
2. The application of Mr.P.Ramamoorthy, Tiruppur, Dated: 04.11.2020.
3. Director of Town and Country Planning Proceeding Roc No 17686/2020/TCP3 Dated:09.12.2020.
4. Assistant Director (i/c), District Town and Country Planning Office, Tiruppur letter no.3504/2020/TD, Dated:21.01.2021. (Planning Permission No: 06/ 2021).
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. G.O.No.79, Housing and Urban Development Department, Dated: 12.03.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. G.O.No.166, Housing and Urban Development Department, Dated: 23.11.2018.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 14.08.2021.
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.
19. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
20. District officer, Tiruppur District Fire & Rescue Service Department K.Dis.18440/A1/2023, Dated.29.12.2023.
21. Fees paid details received from applicant dated.06.02.2024

Order

With reference to the 2nd cited letter, the applicant has requested for approval of proposed construction of GI Sheet roof sheet Commercial Building (Retail Shop) in Block-A, Block-B having Ground Floor at Old Ward-N, Block-10, TS. No.52 at Tiruppur Corporation, Tiruppur South Taluk, Tiruppur District and the Director of Town and Country Planning has issued concurrence for the above said proposal vide No.BP/DTCP No.360/2020 as cited in the reference second above and consequently the Assistant Director (I/c), Tiruppur has issued Planning Permission vide No. LP/TD/TLPA No.06/2021 and Planning Permission No.06/2021 for the same Retail Shop Block-A, Block-B with site extent of 8008.00 Sq.m and boundary of the site has been marked as "A to E".

With reference to the letter 1st cited above, the applicant has requested for the revised approval of addition & alteration to the Commercial Building– District Town and Country Planning Office – Tiruppur Local Planning Authority – Tiruppur District – Addition & alteration to the existing construction of Puf sheet roof retail shops building in Block–A having Ground Floor and proposed construction of RCC Roof of Block–C having Ground Floor and Puf sheet roof of Kalyana Mandapam building in Block–C having Ground Floor with total FSI Area of 3313.65 Sqm in New Ward–F, Block–36, TS. No.8 (Old Ward –N, Block –10, TS No.52) with an extent of 8008.00 Sq.m. at Tiruppur Corporation – Tiruppur South Taluk– Tiruppur District.

Now in same site area, the boundary of the site has been marked as "A to E", and approval for the site is issued and the Technical Clearance for the addition & alteration to the existing construction of Puf sheet roof retail shops building in Block–A having Ground Floor and proposed construction of RCC Roof of Block–C having Ground Floor and Puf sheet roof of Kalyana Mandapam building in Block–C having Ground Floor with total FSI Area of 3313.65 Sqm in New Ward–F, Block–36, TS. No.8 (Old Ward – N, Block –10, TS No.52) with an extent of 8008.00 Sq.m. at Tiruppur Corporation, Tiruppur South Taluk, Tiruppur District has been issued and numbered as Planning Permission No:13/2024 and LP/TCP[TD] TLPA No.13/2024, with the validity from 08.02.2024 to 07.02.2032 (8 Years).

Building Details:

Area of Site as per Document – 8008.00Sqm. or 1.98 Acre

As per Patta – 7878.00 Sqm

As per Super imposed Area – 7889.14 Sq.m

S. No	Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Buildup Area (Sqm)
ALREADY APPROVED AREA DETAILS (Planning permission No:06/2021, Dated.21.01.2021)				
1	Block – A			
	Ground Floor	1166.00	–	1166.00
2.	Block – B			

	Ground Floor	1014.54	–	1014.54
TOTAL		2180.54	–	2180.54
Proposed area Details				
1.	Block –A			
	Ground Floor	2305.71	–	2305.71
2.	Block – B			
	Ground Floor	94.90	–	94.90
3.	Block – C			
	Ground Floor	913.04	–	913.04
Total		3313.65	–	3313.65

$$FSI - 3313.65/7874.79 = 0.42 < 2.0$$

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

Special Conditions

1. The applicant paid Rs.69,31,000/– Dated.18.01.2021 as Open Space Reservation Charges in lieu of 10% land to be reserved.
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. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that the 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. According to the Circular No. 12544/2014/CB dated: 04.07.2014, 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.

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. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11 Limitations of permission: The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

- (a) Title or ownership of the site or building
- b) Easement Rights
- c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- d) Workmanship, soundness of structure and materials used
- e) Quality of building services and amenities the construction of building
- f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47(A)).
2. After the Technical Clearance issued by Assistant Director, District Town and Country Planning Office, Tiruppur District
 1. If the details given by the applicant is found to be false (or)

2. If the applicant fails to follow the rules and norms, the Director of Town and Country planning concern can cancel or revise the Planning permission issued.
3. 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.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. 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.
7. 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.
8. Mosquito netting to be provided at OHT and well.
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. The Applicant / developer and also the architects / 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.
15. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner,

Tiruppur Corporation if the construction is done with Additional/
Deviation to the approved plan before Levy of the applicable Taxes.

16. Government Registered Electrical Contractor must be employed for
wiring works during construction.

Fees Paid Details

Sl. No.	Charges		Amount
1.	Scrutiny Fees		18639/- Date:07.12.2023
2.	Centage Charges	for Building	20,000/- Date:06.02.2024
		For Land	300/- Date:06.02.2024
3.	Display Board		1500/- Date:06.02.2024
4.	Completion Certificate Charges		35680.00/- Date:06.02.2024
5.	Development Charges	for Building	66,300/- Date:06.02.2024
		For Land	40,040/- Date:06.02.2024
6.	Infrastructure &Amenity Charges		3,22,775/- Date:06.02.2024
7.	Security Charges		4,72,388/- Date:06.02.2024
8.	Shelter charges		48,838/- Date:06.02.2024

Assistant Director/Member Secretary,
District Town and Country Planning Office/
Tiruppur Local Planning Authority,
Tiruppur District

To

The Commissioner,
Tiruppur City Municipal Corporation,
Tiruppur District.

Copy To

Mr.P.Ramamoorthy,
Old No.12, 13, New No.119,
60ft Road,
Kumarananthapuram, Tiruppur– 641602.

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.

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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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/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.

