

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. A. ADNAN AMEER SAQIB, B.Arch., M.PLAN.,

ASSISTANT DIRECTOR,

**Online Building Plan Application – Technical Clearance**

Application Number: SWP/BPA/088008/2023

**Subject :** **Revised and Proposed additional Residential Building** – District Town and Country Planning Office–Tiruppur District – Tiruppur Local Planning Authority– Tiruppur South Taluk – Tiruppur Corporation, New Ward –B, Block – 7, T.s.no. 4/2, Block – 8, T.s.no. 3/2, Block – 9, T.s.no. 2/2, (Old Ward – M , Block– 1, T.s.no. 6/3, 7/3)–Total Site area: 18979.10 Sqm– Revised and Proposed additional Residential Building with Total FSI Area: 23355.59 sqm– Planning Permission issued – forwarded for further action – Reg.

**Reference :**

1. Director of Town and Country Planning, Chennai Technical Clearance SWP/BPA/ 0088008/2023, Dated:20.07.2024 **(B.P/DTCP : 322/2024)**
2. Applicants. Thiru.K.N.Shanmugasundaram and Thiru.S.Kirubakarasudhan, Online Application No. SWP/BPA/ 0088008/2023, Dated:30.12.2023.
3. Member Secretary (i/c), Tiruppur Local Planning Authority Proceeding Roc no 995/2009 –TLPA Dated : 19.04.2010 (Planning Permission No.11 A–J/2010 Dated: 19.04.2010)
4. Director of Town and Country Planning, Chennai, Proceeding Roc no 28705/2022–spl cell Dated: 01.02.2023 (Technical Clearance No.13/2023)
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.1, 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.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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
16. Declaration letter obtained from 2/3rd flat owners, Dated:25.04.2024.
17. Declaration letter obtained from Secretary, Shakthi Ishwaryam Flat Owners Association, Registration No.62/2017, Dated: 30.04.2024
18. District Fire & Rescue Services, Tiruppur District Noc No:K.Dis No: 469/AA1/2023,Dated: 12.01.2023.
19. Fee paid details received from Applicant on 13.11.2024.

### **Order**

With reference to the 2<sup>nd</sup> Cited letter, the applicants .Thiru.K.N.Shanmugasundaram and Thiru.S.Kirubakarasudhan, Tiruppur has requested for the approval of Residential building at Tiruppur District, Tiruppur South Taluk, Tiruppur Corporation , New Ward –B, Block – 7, T.s.no. 4/2, Block – 8, T.s.no. 3/2, Block – 9, T.s.no. 2/2, (Old Ward – M , Block– 1, T.s.no. 6/3, 7/3) with an extent of 18979.10 Sqm Total FSI Area of 23355.59 Sq.m.

With reference to the 3<sup>rd</sup> cited letter at Tiruppur District / LPA/ Corporation, Tiruppur South Taluk, Ward–B, Block 7, T.S.No.4/2, Block 8,T.S.No.3/2, Block 9,T.S.No.2/2 (Old Ward–M, Block–1, T.S.No.6/3& 7/3) Site area of 18979.10 sq.m – FSI area of 31954.10 sqm has been already approved.

Subsequently, With reference to the 4<sup>th</sup> cited letter Technical concurrence was issued for the revised and additional construction of block–5 proposed in the above already approved site. For the total Revised and proposed additional FSI area of 24344.14sqm.

Planning permission has not been obtained for the above technical concurrence, In the above already approved site the Applicant.Thiru.K.N.Shanmugasundaram and Thiru.S.Kirubakarasudhan, has requested for the revised approval for the proposed additional construction of Block

–5 Residential building and revision in the already approved Block 1 to 4 with a site area of 18981.00sqm (as per TSLR) Total Revised and proposed additional FSI area of 23355.59sqm.

Further, Declaration letter received from 2/3rd flat owners and M/s.Shakthi Ishwaryam Flat Owners Association for revision and proposed additional construction approval.

In the reference first cited proceedings of Director of Town and Country Planning, Chennai, the boundary of the site has been marked as "A to I" and the Technical Clearance has been issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No.322/2024**.

On the receipt of requisite charges vide reference 19<sup>th</sup> cited the boundary of the site has been marked as "A to I" and the concurrence for the site has been issued and numbered as **LP/TCP(TD)/TLPA: 83/2024**. The planning permission for the Revision and Proposed additional Residential Building having Block–1 (Stilt + 4 Floors), Block–2 (Stilt + 4 Floors), Block–3 (G.F + First Floor), Block–4 (Stilt + 4 Floors) and Proposed building of Block–5 (Stilt + 4 Floors) and total FSI Area of 23355.59 Sq.m in the site has been issued and numbered as **Planning Permission No. 83 /2024** with the validity from 14.11.2024 to 13.11.2032 (8 Years).

The area statement for the Revision and Proposed additional Residential Building is as below.

Area of Site – 18981.10 sq.m

**Building details : Revision and Proposed additional Residential Building**

| <b>Floor Details</b>                                                    | <b>FSI (Sqm)</b> | <b>Non FSI Area (Sqm)</b> | <b>Deduction</b> | <b>Total Built Up Area (Sqm)</b> | <b>No. of Dwelling Units</b> |
|-------------------------------------------------------------------------|------------------|---------------------------|------------------|----------------------------------|------------------------------|
| <b>Block–1 (Residential Apartment) – Revision from already approved</b> |                  |                           |                  |                                  |                              |
| Stilt Floor                                                             | –                | 1442.86                   | –                | 1442.86                          | Parking                      |
| First Floor                                                             | 1226.35          | –                         | 281.73           | 1226.35                          | 12                           |
| Second Floor                                                            | 1226.35          | –                         | 281.73           | 1226.35                          | 12                           |
| Third Floor                                                             | 1226.35          | –                         | 281.73           | 1226.35                          | 12                           |
| Fourth Floor                                                            | 1226.35          | –                         | 281.73           | 1226.35                          | 12                           |
| Terrace Floor                                                           | –                | 61.16                     | –                | 61.16                            | –                            |
| <b>Total</b>                                                            | <b>4905.40</b>   | <b>1504.02</b>            | <b>1126.92</b>   | <b>6409.42</b>                   | <b>48</b>                    |
| <b>Block–2 (Residential Apartment)– Revision from already approved</b>  |                  |                           |                  |                                  |                              |

|                                                                         |                 |                |                |                 |            |
|-------------------------------------------------------------------------|-----------------|----------------|----------------|-----------------|------------|
| Stilt Floor                                                             | 82.25           | 1465.09        | –              | 1547.34         | Parking    |
| First Floor                                                             | 1277.56         | –              | 361.336        | 1277.56         | 7          |
| Second Floor                                                            | 1277.56         | –              | 361.36         | 1277.56         | 7          |
| Third Floor                                                             | 1277.56         | –              | 361.36         | 1277.56         | 7          |
| Fourth Floor                                                            | 1277.56         | –              | 361.36         | 1277.56         | 7          |
| Terrace Floor                                                           | –               | 37.76          | –              | 37.76           | –          |
| <b>Total</b>                                                            | <b>5192.49</b>  | <b>1502.85</b> | <b>1445.44</b> | <b>6695.34</b>  | <b>28</b>  |
| <b>Block–3 (Gym Building) – Revision from already approved</b>          |                 |                |                |                 |            |
| Ground Floor                                                            | 209.93          | –              | –              | 209.93          | –          |
| First Floor                                                             | 209.93          | –              | –              | 209.93          | –          |
| <b>Total</b>                                                            | <b>419.86</b>   | <b>–</b>       | <b>–</b>       | <b>419.86</b>   | <b>–</b>   |
| <b>Block–4 (Residential Apartment) – Revision from already approved</b> |                 |                |                |                 |            |
| Stilt Floor                                                             | –               | 1431.48        | –              | 1431.48         | Parking    |
| First Floor                                                             | 1219.01         | –              | 246.54         | 1219.01         | 8          |
| Second Floor                                                            | 1219.01         | –              | 246.54         | 1219.01         | 8          |
| Third Floor                                                             | 1219.01         | –              | 246.54         | 1219.01         | 8          |
| Fourth Floor                                                            | 1219.01         | –              | 246.54         | 1219.01         | 8          |
| Terrace Floor                                                           | –               | 31.66          | –              | 31.66           | –          |
| <b>Total</b>                                                            | <b>4876.04</b>  | <b>1463.14</b> | <b>986.16</b>  | <b>6339.18</b>  | <b>32</b>  |
| <b>Total<br/>(Block – 1 to<br/>4)</b>                                   | <b>15393.79</b> | <b>4470.01</b> | <b>3558.52</b> | <b>19863.80</b> | <b>108</b> |
| <b>Proposed building – Block 5 – (Residential Apartment)</b>            |                 |                |                |                 |            |
| Stilt Floor                                                             | –               | 2649.21        | –              | 12649.21        | Parking    |
| First Floor                                                             | 1990.45         | –              | 390.25         | 1990.45         | 10         |
| Second Floor                                                            | 1990.45         | –              | 390.25         | 1990.45         | 10         |
| Third Floor                                                             | 1990.45         | –              | 390.25         | 1990.45         | 10         |
| Fourth Floor                                                            | 1990.45         | –              | 390.25         | 1990.45         | 10         |
| Terrace Floor                                                           | –               | 148.96         | –              | 148.96          | –          |
| <b>Total</b>                                                            | <b>7961.80</b>  | <b>2798.17</b> | <b>1561.00</b> | <b>10759.97</b> | <b>40</b>  |
| <b>Grand Total<br/>(Block – 1 to<br/>5)</b>                             | <b>23355.59</b> | <b>7268.18</b> | <b>5119.52</b> | <b>30623.77</b> | <b>148</b> |

Revision from Already approved FSI Area – 15,393.79Sqm.

Proposed FSI Area – 7,961.80 Sqm.

Total Revision and Proposed FSI Area – 23,355.59 Sqm.

OSR land 1946.58sqm already handed over to local body vide gift deed document No.942/2010, Dated: 24.02.2010.

Approach Road 703.02sqm for OSR land already handed over to local body vide gift deed document No.1420/2023, Dated: 28.03.2023.

**The Planning Permission issued with the following General and Special Conditions: –**

**Special Conditions**

1. Environmental clearance is obtained from Member Secretary, State Environment Impact Assessment Authority (S.E.I.A.A) vide Online letter no SIA/TN/INFRA2/493478/2024 Dated:22.10.2024 by applicant and Submitted to this office on 30.10.2024
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 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. According to the Circular No. 12544/14 / 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. "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.

10. 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 planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 47 & 49).
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or Refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Planning Permission issued by Member Secretary Tiruppur Local Planning Authority
  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 Member Secretary concern can cancel or revise the planning permission issued.

4. 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.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. 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
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
11. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials must be used for construction.
13. 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.
14. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
16. 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.
17. Enforcement action Under section 56 & 57 of Tamilnadu 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.
18. Government Registered Electrical Contractor must be employed for wiring works during construction.

**Fees Paid Details**

| <b><u>Sl. No.</u></b> | <b>Charges</b>                       |              | <b>Fees Paid Amount in Rupees</b>         |                                        |                                       |
|-----------------------|--------------------------------------|--------------|-------------------------------------------|----------------------------------------|---------------------------------------|
|                       |                                      |              | <b>(2010)</b>                             | <b>(2023)</b>                          | <b>(2024)</b>                         |
| 1.                    | Scrutiny Fees                        |              |                                           |                                        | Rs.1,05,400/-<br>Dated:<br>30.12.2023 |
| 2.                    | Development Charges                  | for Land     | Rs. 4,55,050/-<br>Dated:<br>25.02.2010.   | Rs. 3,81,000/-<br>Dated:<br>14.03.2023 | --                                    |
|                       |                                      | for Building |                                           |                                        |                                       |
| 3.                    | Centage Charge                       | for Land     |                                           | Rs.16,000/-<br>Dated:14.03.2023        | Rs.300/-<br>Dated:<br>13.11.2024      |
|                       |                                      | for Building |                                           |                                        | Rs.30,000/-<br>Dated:<br>13.11.2024   |
| 4.                    | Infrastructure and Amenities charges |              | Rs. 60,53,400/-<br>-Dated:<br>25.02.2010. | Rs.9,00,000/-<br>Dated:<br>14.03.2023  | -                                     |
| 5.                    | Security Deposit Charges             |              |                                           | Rs.34,69,500/-<br>Dated:<br>14.03.2023 | -                                     |
| 6.                    | Completion Certificate Charges       |              |                                           | Rs.4,10,000/-<br>Dated:<br>14.03.2023  | Rs.3,29,617/-<br>Dated:<br>13.11.2024 |
| 7.                    | Display Board                        |              |                                           | Rs.1,500/-<br>Dated:<br>14.03.2023     | Rs.1,500/-<br>Dated:<br>13.11.2024    |
| 8.                    | Shelter Fund                         |              |                                           | Rs.16,95,000/-<br>Dated:<br>17.03.2023 | Rs.9,57,286/-<br>Dated:<br>13.11.2024 |

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

**To**

The Commissioner,  
Tiruppur Corporation,  
Tiruppur District.

**Copy to:**

1. Thiru.K.N.Shanmugasundaram and  
Thiru.S.Kirubakarasudhan,  
D.No.130, Mangalam Road,  
Tiruppur-641604.
  
2. The Chairman,  
Tamil Nadu Real Estate Regularity Authority,  
No.1A, CMDA Tower II, 1st Floor,  
Gandhi Irwin Bridge Road, Egmore,  
Chennai – 600 008.

# 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.

