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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

TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE,

PRESENT: THIRU.B.PUSHPARAJI, B.E,

ASSISTANT DIRECTOR

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/193936/2024

Subject : Additional and Alteration Construction of School Building – District Town and Country Planning Office-Tiruppur District – Udumalpet Taluk – Udumalpet Municipality – Ward-G, Block-01, T.S.No.44 and Periyakottai Panchayat - Udumalpet Village - S.F.No. 96/A2 with an total site extent of 26680.00 Sq.m. The Proposed Additional and Alteration construction of school building with Total FSI Area: 11824.88 Sq.m-Technical Clearance Issued - forwarded for further action.

- Reference :**
1. M/s. T.R. Narayanasamy Naidu & Sons Charities by its Managing Trustee Thiru.Vignesh R Ranganathan, Tiruppur. Online Application Reference No. SWP/BPA/193936/2024, dated: 13.04.2024.
 2. Director of Town and Country Planning, Chennai Technical Concurrence Reference No. SWP/BPA/193936/2024, dated: 26.06.2024.
 3. Director of Town and Country Planning, Chennai Roc No.274/1998/BA3, dated:01.02.1998.
 4. Commissioner, Udumalpet Municipality, Proceeding Roc.No.912/2012/TLPA, Dated: 26.03.2013.
 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.Dis No. 6361/A1/2024, Dated.24.04.2024.
16. Joint Director, Agricultural Department,, Tiruppur District K.Dis No. E2/3901/2024, Date.16.05.2024 (S.F.No.96/A2).
17. Fees demand sent to applicant on 05.07.2024.
18. Fees paid details received from Applicant on 10.07.2024.

Order

1. With reference to the 1st cited above the applicant M/s. T.R. Narayanasamy Naidu & Sons Charities by its Managing Trustee Thiru.Vignesh R Ranganathan, Tiruppur has requested for the approval of School building at Tiruppur District, Udumalpet Taluk,

Udumalpet Minicpality – Ward-G, Block-01, T.S.No.44 (Old S.F.No.97/A) has been exempted of the building appeal by the Director of Town and country planning, Chennai, after that the Planning Permit has been issued by the Commissioner, Udumalpet Minicpality in as Site area of 23917.57 Sq.m. vide P.P No.174/1998, Dated: 27.11.1998.

2. In that Additional and Alteration site 3035.12 Sq.m area has been added to the already approved site area at Udumalapet Taluk/ Village- Periyakottai Panchayat total site area is 26680 Sq.m (Super imposed area) with a proposed additional FSI area of 10,778.28 Sq.m total already approved, revision and proposed additional area put together is 11824.88 Sq.m. The boundary of the site has been marked as “A to U” and the Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **BP/DTCP No: 277/2024.**
3. On the receipt of requisite charges vide reference 18th cited the boundary of the site has been marked as “A to U” and the Technical Clearance for the Proposed addition and alteration of school building having total FSI Area of 11824.88 Sq.m in the site has been issued and Numbered as **BP/TCP [TD] No. 92/2024.**

Area Details:

Site Extent – 26680.00 Sq.m

Sl. No.	Description	FSI (Sq.m)	Non-FSI (Sq.m)	Total Build - up Area (Sq.m)
Proposed Approval Area				
Block- A (Quadrangle Block)				
1.	Ground Floor	2371.42	-	2371.42
2.	First Floor	2201.72	-	2201.72
3.	Second Floor	2725.02	-	2725.02
4.	Head Room	-	198.27	198.27

Block- B (Kinder Garden Block)				
1.	Ground Floor	239.40	-	239.40
Block- C (Power Room)				
1.	Ground Floor	897.80	-	897.80
2.	First Floor	897.80	-	897.80
3.	Second Floor	897.80	-	897.80
4.	Head Room	-	73.40	73.40
Block - D (Toilet Block)				
1.	Ground Floor	156.40	-	156.40
2.	First Floor	207.70	-	207.70
Toilet Block				
1.	Ground Floor	107.43	-	107.43
Cycle Shed				
1.	Ground Floor	75.79	-	75.79
Grand Total		10778.28	271.67	11049.95

Existing FSI Area - 1046.60 Sq.m

Proposed FSI Area - 10778.28 Sq.m

Total FSI Area - 11824.88 Sq.m

FSI - $0.44 < 2.0$

OSR Area Provided = 2798.00 Sq.m, 10.46%.

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

Special Conditions

1. The OSR "1 to 6" total OSR area 2798 Sq.m Shown in the site plan should be retained as open space reservation as per TNCDBR 2019 rule 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. 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 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. If the Building 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. 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.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. 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.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.

10. 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.
11. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details

Sl.No.	Charges		Amount in Rupees	
1.	Scrutiny Fees		82774/-	13.04.2024
2.	Centage Charges	For Land	600/-	10.07.2024
		For Building	10000/-	10.07.2024
3.	Infrastructure and Amenities charges		3370410/-	10.07.2014
4.	Display Board		1500/-	10.07.2024
5.	Shelter Charges		1377800/-	10.07.2024
6.	CC Charges		130201/-	10.07.2024
7.	Security Deposit Charges		1685205/-	10.07.2024

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

To

1. The Commissioner,
Udumalpet Municipality,
Udumalpet Taluk,
Tiruppur District.
2. President,
Periyakottai Panchayat,
Udumalpet Taluk,
Tiruppur District.

Copy to,

M/s. T.R. Narayanasamy Naidu & Sons Charities by its Managing Trustee,
Thiru.Vignesh R Ranganathan,
Door no. 48, Ansari Street,
Udumalaipettai,
Tiruppur - 642126.

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.

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Legal Opinion

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One Map

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What land actually changed hands for around this plot, taken from the registered deeds.

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Guideline value by survey

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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.

