

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
UPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.A.ADNAN AMEER SAQIB, B.Arch., M.Planning
ASSISTANT DIRECTOR**

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/222848/2024

Subject : **Proposed Construction of Commercial Building (Professional Consulting Office Building)** – District Town and Country Planning Office-Tiruppur District – Udumalpet Taluk – Udumalpet Municipality– Ward-D, Block- 15, T.S.No. 92/1, 92/2 with an total site extent of 1097.00 Sq.m.- The Proposed Construction of commercial building (Professional Consulting Office Building) with Total FSI Area: 1723.71 Sq.m-Technical Clearance Issued - forwarded for further action.

Reference :

1. Tvl.V.Vairavan and 1 Other Tiruppur. Online Application Reference No. SWP/BPA/222848/2024, dated: 13.05.2024.
2. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
3. G.O.No.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
4. G.O.No.86, Housing and Urban Development Department, Dated 28.03.2012
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. Director of Town and Country Planning, Chennai circular Letter Roc No.7486/2009 BA2 Dated 16.04.2009
8. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
11. District officer, Fire & Rescue service department , Tiruppur District letter K.Dis no.14799/A2/2022, Dated.27.12.2022.
12. Fees demand sent to applicant on.12-08-2024
13. Fees paid details received from Applicant on.12-08-2024

Order

With reference to the 1st cited above the applicant Tvl.V.Vairavan

and 1 other requested for the approval of Proposed Professional Consulting Office Building with FSI Area of 1723.71 sq m in Land bearing T.S.No: 92/1, 92/2, Block No: 15, Ward No: D, measuring to the site Area of 1097.00 sqm of Udumalpet Municipality, Udumalpet Taluk, Tiruppur District.

On the receipt of requisite charges vide reference 13th cited the boundary of the site has been marked as "A to D" and the Technical Clearance for the Proposed Professional Consulting Office building having total FSI Area of 1723.71 Sq.m in the site has been issued and Numbered as **BP/TCP [TD] No.104/2024**.

Area Details:

Site Extent –1097.00Sq.m

Proposed Building

Sl. No.	Description	FSI Area (Sq.m)	NON FSI (Sq. M)	Total Built - up Area (Sq.m)
1.	Ground Floor	674.18	--	674.18
2.	First Floor	674.18	--	674.18
3.	Second Floor	375.35	--	375.35
	Total	1723.71	-	1723.71

Proposed FSI Area – 1723.71 Sq.m

FSI = $1.57 < 2.0$

OSR Area Payment = 23,85,426/- date 12.08.2024

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

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

3. 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.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

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. 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.

7. 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.

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		6007/-	13.05.24
2.	OSR Charges		2385426	12.08.2024
3.	Centage Charges	For Land	600/-	12.08.2024
		For Building	10000/-	12.08.2024
4.	Infrastructure and Amenities charges		491340/-	12.08.2024
5.	Display Board		1500/-	12.08.2024
6.	Security Depots Charges		245670/-	12.08.2024
7.	CC Charges		18556/-	12.08.2024
8.	Development Charges		40000/-	11.08.2024

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.

Copy to,

Tvl.V.Vairavan and 1 Other
Door No.124/44, Mandaveli Street,
Raja Annamalaipuram, Chennai 600028

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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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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What you are allowed to build here: floor space, height, coverage and setbacks.

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Run the transaction in one place: documents, stamping, signatures and the parties.

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The registers themselves, read for you.

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Patta and Chitta

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EC Analyzer

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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

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Area unit converter

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What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

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Who holds it, and which office keeps the record.

Find your registering office

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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

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Verified RealEstate
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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.

