

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

TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: THIRU. A.ADNAN AMEER SAQIB, B.Arch., M.PLAN.

ASSISTANT DIRECTOR

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/225288/2024



Subject : **Proposed Additional Construction of School Building – District Town and Country Planning Office–Tiruppur District – Udumalpet Taluk – Udumalpet Municipality – Ward–F, Block– 2, T.S.No. 16/1 and – Udumalpet Village – with an total site extent of 11816.00 Sq.m. The Proposed Additional Construction of School Building with Total FSI Area: 2114.84 Sq.m–Technical Clearance Issued – forwarded for further action.**

Reference :

1. M/S.Johny Begam Muneer Charity Trust. Online Application Reference No. SWP/BPA/225288/2024, dated: 16.05.2024.
2. Deputy Director (I/C) of Town and Country Planning coimbatore Region office Proceedings Letter No: 1656/2017 CR 3, Dated: 6.10.2017(B.P/CR.No.52/2017)
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.No.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. Director of Town and Country Planning, Chennai circular Letter Roc No.7486/2009/BA2. Date.16.04.2009
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
12. Station officer, Fire & Rescue service Department, Udumalpet letter No : 15/2024, Dated.17.02.2024.
13. Fees demand sent to applicant on 22.07.2024.
14. Fees paid details received from Applicant on 08.08.2024.

Order

1. With reference to the 1st cited above the applicant M/S.Johny Begam Muneer Charity Trust requested for the approval of Proposed Additional Construction of School Building with FSI Area of 2114.84 sq.m in Land bearing T.S.No: 16/1, Block No: 02, Ward No: F, measuring to the site Area of 11816.00 sq.m Udumalpet Municipality, Udumalpet Taluk, Tiruppur District.

On the receipt of requisite charges vide reference 14th cited the boundary of the site has been marked as "A to G" and the Technical Clearance for the Proposed Additional Construction of School Building having total FSI Area of 2114.84 Sq.m in the site has been issued and Numbered as **BP/TCP [TD] No.100/2024**.

Area Details:

Site Extent – 11816.00 Sq.m

Existing Approved Building Area Details :

Block –1,

Sl. No.	Description	FSI Area (Sq.m)	NON FSI (Sq. M)	Total Built – up Area (Sq.m)
1.	Ground Floor	500.98	--	500.98
2.	First Floor	500.98	--	500.98
	Total	1001.96	--	1001.96

Proposed Additional School Building details :

Block –1

Sl. No.	Description	FSI Area (Sq.m)	NON FSI (Sq. M)	Total Built – up Area (Sq.m)
1.	Second Floor	500.98	--	500.98
2.	Third Floor	500.98	--	500.98
3.	Head Room	--	51.22	51.22

Block–2

1.	Ground Floor	370.96	--	370.96
2.	First Floor	370.96	--	370.96
3.	Secod Floor	370.96	--	370.96
4.	Head room	--	27.49	27.49
	Total	2114.84	78.71	2193.55

Existing Building FSI Area : 1001.96 Sq.m

Proposed Additional Building FSI Area – 2114.84 Sq.m

FSI = $\frac{3116.80}{11816.00} = 0.26 < 2.00$

O.S.R Area Provided =1350.00 Sqm. 11.42%

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

Special Conditions

1. The OSR Area of 1350.00 Sqm with boundary 1 to 4 as shown in the site plan should be Retained as open space Reservation as per TNCDDBR-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 that 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.

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	25982.00/-	16.05.2024
2.	Centage Charges	For Land	300/-
		For Building	10000/-
3.	Infrastructure and Amenities charges	604200/-	22.07.2024
4.	Display Board	1500/-	22.07.2024
5.	Security Deposit Charges	302100/-	22.07.2024
6.	CC Charges	23679/-	22.07.2024
7.	Development Charge	103000	08.08.2024

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,

1. M/S.Johny Begam Muneer Charity Trust.
Amezon public School
No.123, palani Road
Udumalpet- 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.

LandLens One

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

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The registers themselves, read for you.

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EC Analyzer

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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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What the plan says can happen on this land.

Land use zone finder

CMDA land use check

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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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.

