

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,****UR DISTRICT TOWN AND COUNTRY PLANNING OFFICE,****TIRUPPUR LOCAL PLANNING AUTHORITY,****PRESENT: THIRU.A. ADNAN AMEER SAQIB, B.Arch., M. PLAN,****ASSISTANT DIRECTOR****Online Application No.SWP/BPA/264256/2024**

Subject : Commercial Building (Commercial shop cum Office building) – District Town and Country Planning Office, Tiruppur District– Proposed construction of Commercial shop cum Office building having first basement, Ground Floor + Four floors with total FSI area of 6008.83 Sq.m in Ward G, Block No.135, TS No.7 (Old ward – J, Block No.30, TS No.30) at Thottipalayam Village, Tiruppur Corporation, Tiruppur North Taluk, Tiruppur District. – Planning permission issued – forwarded for further action – Reg.

Reference : 1. Application Reference No. SWP/BPA/264256/2024 received on 19.06.2024 from M/s.Anantham Retail Private Limited, Tiruppur.

2. Technical Clearance issued by Director of Town and Country Planning, Chennai vide SWP/BPA/264256/2024, Dated.10.08.2024.

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.1, 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. G.O. No.54, Housing and Urban Development Department,
Dated: 12.03.2020.
9. G.O. No.79, Housing and Urban Development Department,
Dated: 04.05.2017.
10. Director of Town and Country Planning, Chennai circular
Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular
Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai circular
Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

13. Director of Town and Country Planning, Chennai circular
Letter Roc No.14227/2017/Spl.Cell, Dated: 14.12.2017.
14. G.O. No.166, Housing and Urban Development Department,
Dated.23.11.2018
15. Director of Town and Country Planning, Chennai circular
Letter Roc No. 4367/2019/BA2, Dated: 14.08.2021.
16. Director of Town and Country Planning, Chennai circular
Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.
17. Director of Town and Country Planning, Chennai circular
Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
18. G.O. No.95, Housing and Urban Development Department,
Dated.04.08.2023.
19. District Fire & Rescue Services, Tiruppur District Noc L.Dis No:
11285/A1/2024, Dated:16.07.2024..
20. Fee paid details received from applicant on 19.08.2024 and
23.08.2024.

Order:

In the reference Ist cited above, applicant has requested for approval of Proposed construction of Commercial shop cum Office building having first basement, Ground Floor + Four floors with total FSI area of 6008.83 Sq.m in Ward G, Block No.135, TS No.7 (Old ward – J, Block No.30, TS No.30) at Thottipalayam Village, Tiruppur Corporation,

Tiruppur North Taluk, Tiruppur District for which technical clearance under section 49 of Town and Country Planning Act, 1971 was issued by the Director of Town and Country Planning, Chennai vide 2nd cited above.

On the receipt of requisite charges vide reference 20th cited above, the boundary of the site has been marked as "A to G" and concurrence for the site has been issued. Planning permission for the Proposed construction of Commercial shop cum Office building having first basement, Ground Floor + Four floors with total FSI area of 6008.83 Sq.m in Ward G, Block No.135, TS No.7 (Old ward - J, Block No.30, TS No.30) at Thottipalayam Village, Tiruppur Corporation, Tiruppur North Taluk, Tiruppur District has been issued and numbered as LP/TCP(TD) TLPA No.68/2024 and **Planning Permission No.68/2024**.

Proposal Details

Area of Site - 2210.00 Sqm (As per Patta)

Area of Site - 2287.07 Sqm (As per Document)

Area of Site - 2192.11 Sqm (As per superimposed)

Building details

S.No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Buildup Area (Sq.m)
1.	First Basement Floor	-	1322.38	1322.38
2.	Ground Floor	1173.23	-	1173.23

3.	First Floor	1208.90	-	1208.90
4.	Second Floor	1208.90	-	1208.90
5.	Third Floor	1208.90	-	1208.90
6.	Fourth Floor	1208.90	-	1208.90
7.	Terrace Floor	-	114.25	114.25
Total		6008.83	1436.63	7445.46
Floor space Index = 2.74 (with Premium FSI of 0.74)				

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

Special Conditions

1. The applicant has paid Rs.49,64,010.00/- dated.19.08.2024 as Open Space Reservation Charges in lieu of 10% OSR area to be reserved as per rule no.41 of Tamil Nadu Combined Development and Building Rules, 2019.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions imposed in the fire NOC cited in the reference no. 19 should be followed.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

5. 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.
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. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicants 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.

9. 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.
10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11

Limitations of Technical Clearance:-The Technical Clearance 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 is issued in accordance with Tamil Nadu Town and Country Planning Act 1971.
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 Technical Clearance issued by Assistant Director, Tiruppur District Town and Country Planning Office
 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 competent authority concern can cancel or revise the Technical Clearance 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, Department of Municipal Administration and Water Supply, Dated:04.02.2019.

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. As per GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials must be used for construction.
12. As per Government Order 6th and 7th cited above, 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.
13. In case the documents submitted for approval is found fake the Technical Clearance would be cancelled without intimation to the applicant.
14. If any court case is pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
15. 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.
16. 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.

17. Government Registered Electrical Contractor must be employed for wiring works during construction. Fire rescue equipment should be provided as per rules.
18. If the site 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 9th 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)

Fees Paid Details:

<u>Sl.No.</u>	Charges		Amount in Rupees
1.	Scrutiny Fees		21,616.00/- Dated:19.06.2024
2.	Centage Charge	for Land	300/- Dated 23.08.2024
		for Building	25,000.00/- Dated 23.08.2024
3.	Infrastructure and Amenities charges		17,12,565.00/- Dated:23.08.2024

4.	Display Board	1500/- Dated.23.08.2024
5.	Development Charges for Land	11,440.00/- Dated.23.08.2024
6.	Development Charges for Building	1,59,380.00/- Dated.23.08.2024
7.	Security Deposit Charges	8,56,283.00/- Dated23.08.2024
8.	Completion Certificate Charges	85,771.00/- Dated23.08.2024
9.	Shelter Charges	12,93,389.00/- Dated23.08.2024
10.	Open Space Reservation Charges	49,64,010.00/- Dated.19.08.2024
11.	Premium FSI Charges	1,76,00,500.00/- Dated.23.08.2024

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

M/s.Anantham Retail Private Limited,

No.33, Agraharam Road,

Ramanathapuram Municipality,

Ramanathapuram – 623 501.

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.

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
hello@verified.realestate
+91 9996 12 9996

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.

