

PP

APPROVAL RECORD

Planning Permission

Tiruppur

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

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

ASSISTANT DIRECTOR



Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/ 0335580/2024

Subject HRB-IT Building (Commercial) – Tiruppur District, Avinashi Taluk – Thirumuruganpoondi Municipality, Rakkiapalayam Village, S.F.No.424/2pt with a total Site Area of 6949.93sq.m - FSI Area of 6049.50sqm. Technical Concurrence issued- Forwarded for further action-Reg.

- Reference :
1. Applicant. Applicant. M/s.Tidel Neo Tiruppur, Represented by its Chief Engineer, Online Application Reference No. SWP/BPA/0335580/2024, Dated:29.08.2024.
 2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/0335580/2024/TCP, dated: 20.12.2024.
 3. HRB Meeting held on 28.10.2024, Subject No.02.
 4. District Collector, Tiruppur District proceedings Roc. No.1416/2021/AA1, Dated: 07.09.2021(Enter upon Permission)
 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. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.

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. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No. 8700/C1/2024, P.P.NOC. 134/2024, Dated: 23.07.2024.
15. Airport Authority of India NOC ID. COIM/SOUTH/B/ 120723/ 847299, Dated: 12.12.2023
16. Structural Design and drawings vetted by Professor, Division of structural Engineering, Department of civil Engineering, Anna University, Chennai, Dated: 06.06.2023
17. Demand raised for payment of Charges Such as OSR and Centage charges, I&A charges, Shelter fund and others Respectively dated 03.01.2025 and 04.1.2025.
18. Payment details of OSR and Centage charges I&A charges, Shelter fund and others received from the applicant respectively on 03.01.2025 and 10.01.2025

Order:

With reference to the 1st Cited letter, the applicant M/s.Tidel Neo Tiruppur, Represented by its Chief Engineer, has requested for the approval of proposed construction of IT Building (Commercial) in Tiruppur District, Avinashi Taluk, Thirumuruganpoondi Municipality, Rakkiapalayam Village, S.F.No.424/2pt with a total Site Area of 6949.93sq.m with a FSI Area of 6049.50sqm.

The above HRB IT Building (Commercial) proposal was placed in High Rise Building Panel meeting held on 28.10.2024. The subject was discussed and suggestions of High Rise Building panel were obtained.

The site boundary of the site has been marked as "1 to 5" and the Technical clearance for the above said proposal has been issued by the Director of Town and Country Planning, Chennai under section 47 of Town and Country Planning Act, 1971 vide reference 2nd cited and numbered as BP/DTCP No: 618/2024

On the receipt of requisite charges vide reference 18st cited above, the Technical Clearance for the Proposed High Rise Residential Building and numbered as BP/TCP(TD) No. 07/2025.

Area Details:

The area statement for the Proposed HRB IT Building (Commercial) Area building is as below.

Site Area: 6949.93 (As per site)

HRB IT Building (Commercial) Area details

S.No	Floor Name	FSI Area (Sqm)	Non FSI Area (Sqm)	Total Built Up Area (Sqm)
Block -1 (IT Office Building)				
1	Basement Floor	653.60	-	653.60
	Ground Floor	653.60	-	653.60
	First Floor	653.60	-	653.60
	Second Floor	653.60	-	653.60
	Third Floor	653.60	-	653.60

	Fourth Floor	653.60	-	653.60
	Fifth Floor	653.60	-	653.60
	Sixth Floor	653.60	-	653.60
	Seventh Floor	653.60	-	653.60
	Terrace Floor	-	80.10	80.10
2	Pump Room			
	Ground Floor	68.90	-	68.90
3	Electrical Panel Room			
	Ground Floor	98.20	-	98.20
4	Watchman Booth 1&2			
	Ground Floor	-	12.50	12.50
	Total	6049.50	92.60	6142.10

Total FSI Area : **6049.50** Sqm

Building Hieght : 34.45 m

The technical clearance is issued with the following General and Special Conditions: -

Special Conditions

1. Applicant OSR charges Rs. 784055/- Paid on 03.01.2025.
2. Conditions stipulated in the Noc cited in the reference 14 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Structural Design and drawings vetted by Professor, Division of Structural Engineering, Department of civil Engineering, Anna University, Chennai is to be followed

scrupulously. Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification

4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
5. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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.
7. Applicant should obtain consent from TamilNadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of Sewage.
8. 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 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. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that the Development shall be structurally sound and adequate safety measures are taken during the process of construction.
11. 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 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. After the technical clearance issued by Assistant Director, 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 planning permission issued.
2. Solar water heating system to be provided to the Proposed IT Building (Commercial).
Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office.
In case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18 and 16, Department of Municipal Administration and Water Supply, Dated. 04.02.2019 and 31.01.2020.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules.
9. As per Rules. GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.

11. As per G.O No18 Department of Municipal Administration and Water supply Dated 04.02.2019 a display board of size 60cmx120 cm to be erected which shows site details, building details and Municipality engineer details at the place of construction.
12. In case the documents submitted for approval is found fake the planning permission issued by this office would be cancelled without intimation to the applicant.
13. If any court case is pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details:

<u>Sl.No.</u>	<u>Charges</u>	<u>Amount in Rupees</u>	<u>Date</u>
1.	Scrutiny Fees	22714/-	29.08.2024
2.	Centage Charges	for land	300/-
3.		for Building	10,000/-
4.	Infrastructure and Amenities charges		3406150/-
5.	CC Charges		66139/-
6.	Security Deposit Charges		1703075/-
7.	Display board charges		10,000/-
8.	Shelter charges		72651/-
9.	Premium FSI Charges		NA
10.	Development Charges for Building		122900/-
11.	Development Charges for Land		34750/-

12.	OSR Charges	784055/-	03.01.2025
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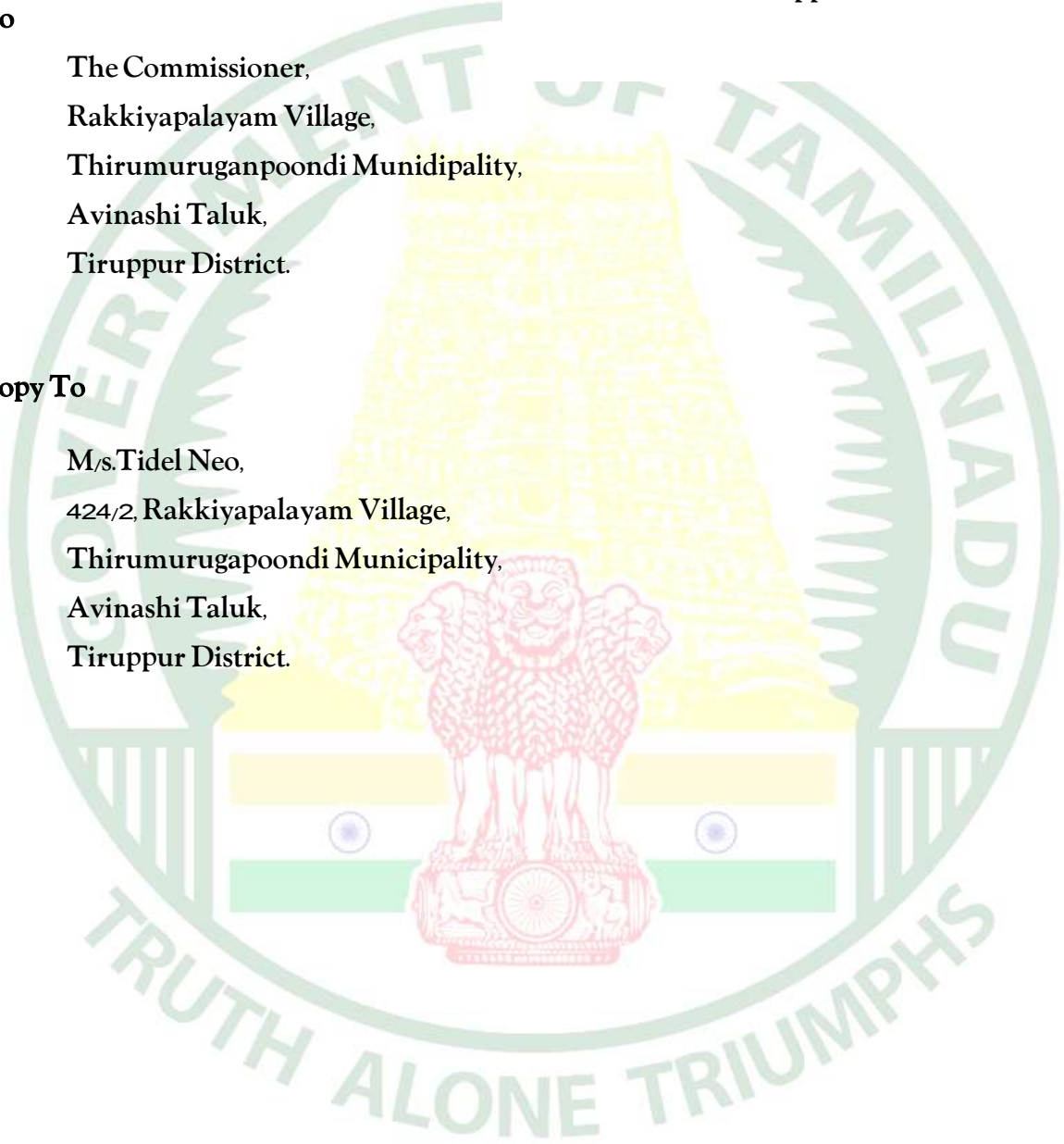
Assistant Director of Town and Country Planning,
District Town and Country Planning Office,
Tiruppur District.

To

The Commissioner,
Rakkiyalalayam Village,
Thirumuruganpoondi Municipality,
Avinashi Taluk,
Tiruppur District.

Copy To

M/s.Tidel Neo,
424/2, Rakkiyalalayam Village,
Thirumuruganpoondi Municipality,
Avinashi Taluk,
Tiruppur District.



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.

