

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

PPUR 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/0352647/2024

Subject : **Industrial Building** – District Town and Country Planning Office-Tiruppur
District – Palladam Taluk – Pongalur Village and Panchayat – S.F. No: 357,
358/1B, 359/1, 359/2, 360, 364/3, 365/2B, 365/3, 366, 367/1A2, and 367/1B1 with an
extent of 96470.00 Sq.m of Industrial Building Block 1 to 37 of Industrial
building with Total FSI Area: 39146.71 Sq.m-Technical Clearance Issued -
forwarded for further action.

Reference :

1. Applicant. M/s.Pongalur Pioneer Textiles Private Limited,
Represented by.S.Aravind,Tiruppur. Online Application Reference
No. SWP/BPA/0352647/2024, Received Dated: 18.09.2024.
2. Director of Town and Country Planning, Chennai Technical
Concurrence Reference No. SWP/BPA/0352647/2024,
dated.26.10.2024. (B.P/DTCP No: 514/2024)
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.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. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. District officer, Tiruppur District Fire & Rescue service department K.Dis No.14548/A1/2024, Dated:12.09.2024
14. JD, Agricultural Dept., Tiruppur District K.Dis No. E2/8046/2024, Date. 04.09.2024
15. Tamil Nadu Pollution Control Board, Renewal of Consent to operate order No.2308155454316, Proceedings No.F.0673TPS/OL/DEE/TNPCB/TPS/W/ 2023, Dated:30.10.2023. (Orange Category).
16. Tamil Nadu Pollution Control Board, Renewal of Consent to operate order No. 2308255454316, Proceedings No.F.0673TPS/OL/DEE/TNPCB/TPS/A/2023, Dated:30.10.2023. (Orange Category).
17. Fee paid details received from Applicant on 11.11.2024.

Order

1. Reference to the 2 nd Cited letter, the boundary of the site has been marked as 1 to 37, Tiruppur District , Palladam Taluk , Pongalur Village and Panchayat , S.F. Nos: 357, 358/1B, 359/1, 359/2, 360, 364/3, 365/2B, 365/3,

366, 367/1A2, and 367/1B1 with an extent of 96470.00 Sq.m of Industrial Building with Total FSI Area: 39146.71 Sq.m are already approved by, DTCP Chennai vide B.P/DTCP No.514/2024 dated.26.10.2024

2. With reference to the 1st Cited letter, the applicant M/s.Pongalur Pioneer Textiles Private Limited, Represented by S.Aravind, Tiruppur has requested for the approval of Industrial building at Tiruppur District, Palladam Taluk Pongalur Village and Panchayat, S.F.Nos: 357, 358/1B, 359/1, 359/2, 360, 364/3, 365/2B, 365/3, 366, 367/1A2, and 367/1B1 with an extent of 96470.00 Sq.m of Industrial Building Block 1 to 37 of Industrial building with Total FSI Area: 39146.71 Sq.m
3. On the receipt of requisite charges vide reference 17th cited the boundary of the site has been marked as "1 to 37" and the Technical Clearance for the in the site has been issued and Numbered as **BP/TCP [TD] No. 139 /2024.**

Area Details:

Site Extent - 96470.00 Sqm

Sl. No.	Description	FSI (Sq.m)	Non-FSI (Sq.m)	Total Area in Sq.m
1.	Block-A Industrial Building-1	7283.33		7283.33
2.	Block-B Industrial Building-2	971.02	--	971.02
3.	Block-C Industrial Building-3	6580.44	--	6580.44
4.	Block-D Power House & Store	207.77	--	207.77
5.	Block-E Godown	1173.46	--	1173.46
6.	Block-F Industrial Building-4	10990.00	--	10990.00
7.	Block-G	2911.78	--	2911.78

	Industrial Building-5			
8.	Block-H Toilet-1	48.94	--	48.94
9.	Block-I Labour Shed-1	328.52	--	328.52
10.	Block-J Labour Shed-2	162.81	--	162.81
11.	Block-K Labour Shed-3	162.81	--	162.81
12.	Block-L Labour Shed-4	151.18	--	151.18
13.	Block-M Labour Shed-5	151.18	--	151.18
14.	Block-N Labour Shed-6	150.76	--	150.76
15.	Block-O Compressor-1	178.69	--	178.69
16.	Block-P Women Labour Shed-1	360.20	--	360.20
17.	Block-Q Toilet -2	41.30	--	41.30
18.	Block-R Women Labour Shed-2	605.46	--	605.46
19.	Block-S Canteen	208.66	--	208.66
20.	Block-T Dining	52.82	--	52.82
21.	Block-U Kitchen	17.71	--	17.71
22.	Block-V1 Compressor-2	69.33	--	69.33
23.	Block-V2 Security	12.68	--	12.68
24.	Block-V3 Security	20.21	--	20.21
25.	Block-W1 Office	266.40	--	266.40
26.	Block-W2 Office	73.74	--	73.74
27.	Block-X Industrial Building-6	4840.31	--	4840.31
28.	Block-A1 Servant Room	508.93	--	508.93
29.	Block-A2 Watchman Booth	585.41	--	585.41
30.	Block-A3 Toilet	36.86	--	36.86
	Total	39146.71	--	39146.71

Total FSI Area - 39146.71Sq.m

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

Special Conditions

1. The OSR-1 area (earmarked as A to E) 7100.00sqm, OSR-2 area (earmarked as F to J) 2577.22sqm, Total OSR area 9677.22sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Conditions stipulated in the Fire NOC cited in the reference 13 issued by District Fire Officer, Tiruppur District, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
3. Conditions stipulated in the Renewal of consent to operate order cited in the reference 15 & 16 issued by Tamil Nadu Pollution Control Board is to be followed scrupulously.
4. Environmental clearance is to be obtained.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.

8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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
10. 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.

11. 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.

12. 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 Paid in Rupees
1.	Scrutiny Fees	Rs.220653/- Date: 18.09.2024
2.	Centage Charges for Land Centage Charges for Building	Rs 300/- Date: 11.11.2024 Rs. 50,000/- Date: 11.11.2024
3.	Infrastructure and Amenities charges	Rs.11,57,750/- Date:11.11.2024
4.	Display Board	Rs.500/-Date:11.11.2024
5.	Shelter Charges	Rs.23,58,463/- Date:11.11.2024
6.	Development Chargesfor Land Development Charges for Building	Rs 2,17,058/- Date: 11.11.2024 Rs. 2,93,625/- Date: 11.11.2024

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

To

The President,
Pongalur Panchayat,
Palladam Taluk ,
Tiruppur District.

Copy To

M/S Pongalur Pioneer Textiles Pvt ltd,
Mr.S.Aravind,
Door no 7/855,Thottampatti road,
Pongalur Village,Palladam 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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



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Services we run
for you
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The LandLens
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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

Completion and occupancy certificates, regularisation

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Land survey, soil testing, architecture and construction

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.

