

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/MEMBER SECRETARY,
TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE/

TIRUPPUR LOCAL PLANNING AUTHORITY,

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

ASSISTANT DIRECTOR



Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/425780/2024

Subject **Institutional Building** – District Town and Country Planning Office – Tiruppur District, Tiruppur North Taluk, Tiruppur Corporation, Velampalayam Village, S.F.No. 245/5A1A2, 245/6C2, 245/7A2, 245/8A1B, 245/8A2B, 245/8A2D, 245/8A3, 245/8B2, 249/1A1A and 249/1B1A1B Site Area :15,520 Sq.m– Approval for the Existing School Building with a total FSI Area: 10,022.72 Sq.m – Technical Concurrence issued – Forwarded for further action–Reg.

Reference :

1. Application Reference No. SWP/BPA/425780/2024 received from M/s. Jai Saradha Matriculation Higher Secondary School, By Its Correspondent, Thiru. E.Velusamy and Tmt.V.Banumathi, Tiruppur on 23.12.2024.
2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/425780/2024 dated 09.01.2025.
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.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 L.Dis.No.20786/அ1/2024, Dated: 31.12.2024.
14. Fees paid details received from Applicant on 20.01.2025.

Order:

In the reference 1st cited above, applicant M/s. Jai Saradha Matriculation Higher Secondary School, By Its Correspondent, Thiru. E.Velusamy and Tmt.V.Banumathi, Tiruppur, has requested Approval for the Existing School Building with total FSI Area of 10,022.72 Sqm in the land bearing S.F.Nos. 245/5A1A2, 245/6C2, 245/7A2, 245/8A1B, 245/8A2B, 245/8A2D, 245/8A3, 245/8B2, 249/1A1A and 249/1B1A1B to an extent of 15,520 Sq.m in Velampalayam Village, Tiruppur Corporation, Tiruppur North Taluk, Tiruppur District .

In the reference cited 2nd above the Director of Town and country planning, Chennai issued Technical clearance for the above proposal and numbered as **B.P/DTCP No: 15/2025.**

On the receipt of requisite charges vide reference 14th cited above, the boundary of the site has been marked as "A to V" and concurrence for the site has been issued. Technical Clearance Approval for the Existing School Building with total FSI Area of 10,022.72 Sqm in the land bearing bearing S.F.Nos. 245/5A1A2, 245/6C2, 245/7A2, 245/8A1B, 245/8A2B, 245/8A2D, 245/8A3, 245/8B2, 249/1A1A and 249/1B1A1B to an extent of 15,520 Sqm in Velampalayam Village, Tiruppur Corporation, Tiruppur North Taluk, Tiruppur District has been issued and numbered as **Planning Permission no: 05 /2025 and LP/TCP[TD] TLPA No. 05 /2025**. With the validity from 20.01.2025 to 19.01.2033 (8 Years).

Details

The Area statement for the Institution (Existing School Building) is as below:

Area of Site as per Document – 3.84 Acre (or) 15,539.94 Sq.m

Area of site as per Patta – 15,520.00 Sq.m.

Area of site as per Super Imposed –15,589.71 Sq.m

S.No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Build up Area (Sq.m)
Block –A (Main Building)				
1.	Ground floor	2862.47	–	2862.47
2.	First Floor	2918.02	–	2918.02
3.	Second Floor	2971.70	–	2971.70
4.	Third Floor	872.10	83.58	955.68
Toilet Block				
1.	Ground Floor	398.43	–	398.43
	Total Area	10022.72	83.58	10106.30

FSI = $10022.72 / 15520.00$

= 0.65 < 2.0

HEIGHT OF THE BUILDING - 15.58M

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

Special Conditions

1. The OSR "1 to 4" total OSR area 1625.64 (10.47%) Sqm Shown in the site plan should be retained as open space reservation as per TNCDDBR 2019 rule 41(1) Explanation (i).
2. The conditions imposed in the Fire NOC in the Reference 13th Cited should be followed.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of Sewage.
7. 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 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.
9. 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.

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 industrial building. 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.No.18 Department of Municipal Administration and Water supply Dated 04.02.2019 a display board of size 60 cm x 120 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:

Sl.No.	Charges		Amount in Rupees	Date
1.	Scrutiny Fees		43,494/-	23.12.2024
2.	Centage Charges	for land	3000/-	20.01.2025
		for Building	25,000/-	
3.	Security Deposit		14,28,563 /-	
4.	Infrastructure and Amenities charges		28,57,125/-	
5.	Display board charges		1,500/-	
6.	CC Charges		1,08,814 /-	
7.	Shelter Charges		5,41,628 /-	
8.	Development Charges for Building		2,02,200 /-	
9.	Development Charges for Land		77,950 /-	

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

To

The Commissioner,
Tiruppur Corporation ,
Tiruppur District.

Copy To

M/S Jai Saradha Marticulation Higher Secondary School,
By Its Correspondent, Mr.E.Velusamy and
Mrs.V.Banumathi ,
Door no 7, Grand Gate Avenue,
15- Velampalayam,
Tirupur North taluk,
Tiruppur District-641 652.

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.

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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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What land actually changed hands for around this plot, taken from the registered deeds.

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Patta and Chitta

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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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Master plan check

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Airport height clearance

Value and duty

What it is worth and what it costs to register.

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