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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

UPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

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

ASSISTANT DIRECTOR,

Online Building Plan Application – Technical Clearance



Application Number: SWP/BPA/693594/2025

Subject **Revised and Additional Industrial Building** – District Town and Country Planning Office - Tiruppur Distric- Kangayam Taluk- Vellakovil Municipality-Vellakovil Village - S.F.Nos.1182/B Site Area: 12900.00 Sqm - Proposed construction of G.I. Sheet roof of Ground Floor Industry (Cotton & Woolen Hoisery) – Green Category with 15.00 HP of FSI Area: 2393.92 sqm - Technical Clearance issued – Forwarded for further action-Reg.

Reference :

1. Application Reference No. SWP/BPA/693594/2025 received from Mr. P.Shivram & Mr.E.Rajkumar on 03.11.2025.
2. Assistant Director, Tiruppur District Town and Country Planning office. 722/2022/TD, Dated. 25.08.2020. (Industrial Building Approval No.242/2020)
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. 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. District Officer, Fire & Rescue Services, Tiruppur District PP NOC No. 6624/NOC/NMSB/2025, Dated: 09.12.2025. (ID: 348983)
15. Joint Director, Agriculture department, Tiruppur K.Dis. No.E2/9159/2025, Dated. 27.11.2025.
16. Fees paid details received from Applicant on.12.12.2025.

Order:

In the reference 1st cited above, applicant's Mr. P.Shivram & Mr.E.Rajkumar, Tiruppur, has requested for the approval of revised Industrial building in addition to the Technical Clearance has already been issued in the reference 2nd cited for an FSI area 725.66 Sq.m in a site area of 12900.00 Sqm at S.F.No. 1182/B in Vellakovil Municipality, Vellakovil Village, Kangayam Taluk, Tiruppur District.

Now approval requested for Revised and Additional Industrial building at Tiruppur District, Kangayam Taluk, Vellakovil Municipality, Vellakovil Village, S.F.No:1182/B With Extent of 12900.00 Sq.m and Proposed Revised and Additional an total FSI Area of 2393.92 Sq.m.

In that same site the Revised and Additional Industrial Building has recommended the proposal with a site inspection remark based on The Assistant Director of Tiruppur District Town and Country Planning Office has recommended the proposal with a site inspection remarks. The Technical Concurrence is issued under section 47A of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/TCP (TD) No.132 / 2025.** (This Revises Industrial Building Approval No. 242/2020)

Site Area Details:

Area of Site as per Document - 129000.00 Sqm

Building details: Revised and Additional Industrial Building

S.No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Total (Sqm)
Existing Approval File number:722/2020TD, Dated. 25.08.2020. Approval No. 242/2020				
1.	(Block-1) Already Approved Ground Floor	752.66	-	752.66
	Total	752.66	-	752.66
Revised and Additional Building Area				
1.	Block-2	758.78	-	758.78
2.	Block-3	391.82	-	391.82
3.	Block-4	245.06	-	245.06
4.	Block-5	6.21	-	6.21
5.	Block-6	107.14	-	107.14
6.	Block-7	159.25	-	159.25
Grand Total		2393.92	-	2393.92

FSI = $2393.02 / 12900.00 = 0.185 < 2.0$

OSR Area = 1306.25 Sq.m (10.13%)

Height of the Building = 7.58 m

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

Special Conditions

1. The OSR "1 to 5" total OSR area 1306.25 Sqm (10.13 %) Shown in the site plan should be retained as open space reservation as per TNCDBR 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. Planning permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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. 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 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.

7. 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.
8. 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.
9. 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 Revised and Additional 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.
As per G.O No.18 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.
11. 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.
12. If any court case is 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	Total Amount Rupees	already paid in Rupees	Balance Amount in Rupees	Date
1.	Scrutiny Fees	23606/-	0	23606/-	03.11.2025
2.	Centage for land	300/-	0	300/-	
	Charges for Building	5,000/-	0	5,000/-	
3.	Infrastructure and Amenities charges	6,82,575/-	2,08,000/-	474575/-	12.12.2025
4.	CC	Nil	0	Nil	
5.	Security Deposit	Nil.	0	Nil.	
6.	Shelter fund	Nil	0	Nil	
7.	Display board charges	1,500/-	0	1,500/-	
8.	Development Charges for Building	35925/-	0	35925/-	
9.	Development Charges for Land	48372/-	0	48372/-	12.12.2025

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

To
The Commissioner,
Vellakovil Municipality,
Kangayam Taluk,
Tiruppur District.

Copy To

Mr. P.Shivram & Mr.E.Rajkumar,
Door No:42,D.C.Market,
Tiruppu South, Tiruppur – 641604.

Eight ways to know a piece of land before you pay for it.

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Chennai 600 097, India
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