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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.



**ORDERS OF THE ASSISTANT DIRECTOR, TIRUPPUR DISTRICT TOWN AND COUNTRY
PLANNING OFFICE**

**PRESENT: THIRU. E. RAJENDRAN, B.E.,
ASSISTANT DIRECTOR,**

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA /759231/2026

Subject : Revised Site, Revision and Additional Construction of Industrial Building (Orange Category) – DTCP, Chennai – Tiruppur District, Uthukuli Taluk, Kasthuripalayam Panchayat, Vadamugam Kangayampalayam Village – S.F.Nos. 135/1C2C1, 143/1,2, 149/1,2,3B,4B, 150/1,2,3,5,6,7,8,9, 151/1, 2,3,4,5,6,7,8, 152/1,2,3,4,5,6,7,8,9,10,11, 153/1,2,3, 154/1,2,3,4, 155/1,2,3,4,5, 156/1,2,3, 158,159/1,2,4, 161/1B2, 2B2– Originally Approved Site Area 4,45,006.00 sq.m. (109.88 acres) – Reduction of Site Area by 37,769.314 sq.m. (9.33 acres) – Revised Site Area 4,06,899.27 sq.m. (100.547 acres) – Cotton Spinning and Weaving – Revision and Additional Construction – Total FSI Area 16,618.59 sq.m. – Technical Concurrence Issued – Forwarded for Further Action – Regarding.

Reference :

1. M/s IG Three Infra Limited, Online Application Reference No. SWP/BPA/759231/2026, Dated:23.01.2026, 21.04.2026, 24.07.2026, 27.07.2026 and 29.07.2026 and SWP/BPA/0914901/2026, dated:03.08.2026.
2. Deputy Director (i/c), Salem Region Office, Proceeding Roc.No: 1297/2011 SR-3, Dated:20.06.2011. Planning Permission – BP/R(S) No.25 A, B, C, D /2011, L.P/R(S) No.90/2011.
3. Guidance Tamilnadu Application No.75923, Payment Dated: 21.01.2026.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
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. G.O.Ms.No.225, Housing and Urban Development Department, Dated:26.11.2024.

11. G. O. Ms.No. 154, Housing and Urban Development Department, Dated:07.10.2025
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. District officer, Tiruppur District Fire & Rescue service department PP NOC No: 8756 / NOC / NMSB / 2026, Dated. 18.03.2026 and PP NOC No: 11455 /NOC /NMSB /2026, Dated. 30.07.2026.
17. Joint Director, Agriculture department, Tiruppur K.Dis.No. E2/2081/2026, Dated. 23.03.2026 and K.Dis.No. E2/6315/2026, Dated. 06.08.2026.
18. Commissioner of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 03.08.2026.
19. Fees paid details received from Applicant on. 03.08.2026.

Order:

With reference to the 1st cited letter, the applicant, M/s. IG Three Infra Limited, has requested approval for the revision of the site area, revision of the existing industrial buildings and additional construction, in addition to the Technical Approval already issued vide the 2 nd cited reference for an FSI area of 9,814.10 sq.m. in an initial approved site area of 4,45,006.00 sq.m. (109.88 acres). The boundary of the approved site has been marked as "1 to 70".

An extent of 37,769.314 sq.m. (9.33 acres) has now been reduced from the initially approved site area. Accordingly, the revised total site area is 4,06,899.27 sq.m. (100.547 acres), comprising S.F.Nos. 135/1C2C1, 143/1,2, 149/1,2,3B,4B, 150/1,2,3,5,6,7,8,9, 151/1, 2,3,4,5,6,7,8, 152/1,2,3,4,5,6,7,8,9,10,11, 153/1,2,3, 154/1,2,3,4, 155/1,2,3,4,5, 156/1,2,3, 158,159/1,2,4, 161/1B2, 2B2 in Vadamugam Kangayampalayam Village, Kasthuripalayam Panchayat, Uthukuli Taluk, Tiruppur District. The proposed additional FSI area is 6,804.49 sq.m., and the total FSI area, including the already approved and newly proposed areas, is 16,618.59 sq.m.

The proposal for the revision of the site area, revision of the existing industrial building and additional construction has been marked as "1 to 100". Accordingly, Technical Concurrence is hereby

issued under Section 47 of the Tamil Nadu Town and Country Planning Act, 1971, for the above proposal and numbered as **B.P/DTCP No.514/2026**. (This revises BP/R(S) No.25 A, B, C, D /2011, L.P/R(S) No.90/2011.)

On the receipt of requisite charges vide reference 19th cited above, the boundary of the site has been marked as "1 to 100" and has been issued Technical Clearance for the revision of the existing industrial building and additional construction and numbered as **BP/TCP(TD)No.90/2026**

The area statement for the Proposed Industrial building (1289 HP) is as below. Area of the Site: **406899.27 Sq.m (100.547 acre)**

Block NO	BLOCK NAME	FLOOR	EXISTING APPROVAL AREA	PROPOSED ADDITIONAL AND REVISED AREA	NON FSI AREA	TOTAL FSI AREA	BUILT UP AREA
1	GARMENT UNIT A	GF	1,562.69	0.00	—	1,562.69	1,562.69
2	TOILET FOR GARMENT UNIT A	GF	47.72	-25.14	—	22.58	22.58
3	OFFICE	GF	92.99	-92.99	—	0.00	—
4	SECURITY ROOM	GF	40.58	-28.51	—	12.07	12.07
5	WEAVING UNIT A	GF	4,970.03	-3,006.95	—	1,963.08	1,963.08
		FF	755.14	-755.14	—	0.00	—
6	TOILET FOR WEAVING UNIT A	GF	47.72	-25.14	—	22.58	22.58
7	WARPING UNIT A	GF	2,261.27	0.00	—	2,261.27	2,261.27
8	TOILET FOR WARPING UNIT A	GF	35.96	-13.38	—	22.58	22.58
9	DORMITORY	GF		2,783.34	—	2,783.34	2,783.34
		TERRACE		0	55.18	0.00	55.18
10	CANTEEN	GF		198	—	198.00	198
11	GARMENT UNIT B	GF		1,636.27	—	1,636.27	1,636.27
		FF		1,636.27	—	1,636.27	1,636.27
		SF		274.2	—	274.20	274.2
		TERRACE		0	21.31	0.00	21.31
12	WARPING UNIT B	GF		2,482.81	—	2,482.81	2,482.81
13	GARMENT UNIT C	GF		596.46	—	596.46	596.46
		TERRACE		0	20.16	0.00	20.16

14	PRE ENGINEERING BLOCK- 2	GF	525.2	—	525.20	525.2
15	PRE ENGINEERING BLOCK-1	GF	525.2	—	525.20	525.2
16	EB ROOM FOR GARMENT UNIT A	GF	13.38	—	13.38	13.38
17	TOILET FOR WARPING UNIT B	GF	47.72	—	47.72	47.72
18	SECURITY ROOM FOR WEAVING UNIT A	GF	12.08	—	12.08	12.08
19	EB ROOM FOR WEAVING UNIT A	GF	7.43	—	7.43	7.43
20	EB ROOM FOR WARPING UNIT A	GF	13.38	—	13.38	13.38
	TOTAL AREA		9,814.10	6,804.49	96.65	16,618.59
						16,715.24

Already Approved FSI area — 9814.10 Sq.m.,

Additional Proposed FSI Area — 6804.49 Sq.m.,

Total FSI Area — 16618.59 Sq.m.,

FSI — 0.041

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

Special Conditions

1. The OSR "A to N" total OSR area 40,825.96 Sqm 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 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

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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. 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.

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.

General Conditions

1. 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.
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 and 16, Department of Municipal Administration and Water Supply, Dated. 04.02.2019 and 31.01.2020.
5. Mosquito netting to be provided at OHT and well.
6. Fire rescue equipment should be provided as per Rules.
7. As per Rules. GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials must be used for construction.
9. 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.
10. CCTV surveillance shall be provided in all Public Purpose Buildings, wherever applicable.

Fees Paid Details:

Sl.No.	Charges	Already paid Amount in Rupees	Amount in Rupees	Date
1.	Scrutiny Fees		635663/-	23.01.2026
2.	Centage Charges	for land	16800/-	03.08.2026
		for Building	03.08.2026	
3.	Infrastructure and Amenities charges	12,27,000/- date:17.06.2011	35,15,400/-	03.08.2026
4.	Display board charges		1,500/-	03.08.2026
5.	Security Deposit charges		NIL	
6.	Development Charges for Building		1,25,550/-	03.08.2026
7.	Development Charges for Land		10,01,318/-	03.08.2026
8.	Completion certificate charges		NIL	
9.	Shelter charges		1,14,031/-	03.08.2026
10.	Open Space Reservation Charges		NIL	

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

To

The Block Development Officer,
Vadamugam Kangayapalayam Village,
Kasthuripalayam Panchayat,
Uthukuli Taluk, Tiruppur District.

Copy To

M/S IG 3 Infra Ltd
Represented by Authorised Signatory M.Ramamoorthy,
Chennai one, IT SEZ,
Pallavaram, Thoraipakkam 200 Feet Road,
Chennai-600097.

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.

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Verify My Land

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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PriceMap

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

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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The registers themselves, read for you.

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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

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Every claim in this document traces back to a government record.

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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.

