

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
TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU. A. ELUMALAI, M.E., M.A(YOGA)..,
ASSISTANT DIRECTOR**

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/818260/2026

Subject

Industrial Building – District Town and Country Planning Office – Tiruppur District – Tiruppur North Taluk – Tiruppur City Municipal Corporation – Thottipalayam Village –Ward No G6 –Block No 193– New T.S No 2/2, 28/2 (old T. S No 1145/1, 2 and 1297/1, 2) for an extent of site area is 30352.50 sq.m. – Proposed Construction of Industrial building – FSI area 12211.97 sq.m. – Technical Concurrence issued – Forwarded for further action– Reg.

- Reference :**
1. Mr.R.Krishnamurthy, Tiruppur, Online Application Reference No. SWP/BPA/818260/2026, Received Dated: 28.03.2026 10.04.2026 &13.04.2026.
 2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/818260/2026, dated 13.04.2026.
 3. Tamil Nadu Guidance SWP Application Number– 201942 dated 28.03.2026
 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. G.O.Ms.No.155, Housing and Urban Development Department, Dated: 08.10.2025.
13. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.
14. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
19. District Fire Officer, Tiruppur District, letter PP NOC.No.9103/NOC/NMSB/2026, Dated: 06.04.2026.
20. NOC/ Mortgagee Affidavit of Thiru.S.Martin, Letter Ref. No. SM/004/2026, dated 10.04.2026.
21. Fees paid details received from Applicant on 29.04.2026.

Order:

With reference to the 1st Cited letter, the applicant Mr. R Krishnamurthy, Tiruppur has requested for the proposed construction of Industrial building (Garment Packaging Industry) at Tiruppur District, Tiruppur North Taluk, Thottipalayam Village, Ward No G6 –Block No 193– New T.S No 2/2, 28/2 (old T. S No 1145/1, 2 and 1297/1, 2) for an extent of site area is 30352.50 sq.m.

The boundary of the site has been marked as "A to K". The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 302 /2026**.

On the receipt of requisite charges vide reference 21th cited above, the boundary of the site has been marked as "A to K" and concurrence for the site has been issued. Technical Clearance approval for Industrial Building FSI Area of 12211.97 sqm in the land bearing Tiruppur

District, Tiruppur North, Thottipalayam Village, Ward No G6 –Block No 193– New T.S No 2/2, 28/2 (old T. S No 1145/1, 2 and 1297/1, 2) – Site Extent of 30352.50 sq.m., FSI area of 12211.97 sq.m has been issued and numbered as **Planning Permission no: 40/2026**.

The area statement for the Proposed Industrial building is as below.

Area of Site – 30352.50 sq.m

Building details: Industrial Building – 250 HP (Green Category)

Sl.No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built Up Area (Sq.m)
BLOCK – 1 (Main Building)				
01	Ground floor	12198.61	–	12198.61
BLOCK – 2 (Telecom room)				
01	Ground floor	13.36	–	13.36
BLOCK – 3 (Guard Room 1)				
01	Ground floor	–	6.25	6.25
BLOCK – 4 (Guard Room 2)				
01	Ground floor	–	6.25	6.25
Total		12211.97	12.50	12224.47

Total FSI Area: 12211.97 sqm.,

Floor Space Index (FSI) = 0.40

The Technical Clearance issued with the following Special and General Conditions

Special Conditions

1. The OSR 1 (1 to 4 area = 1009.67 sq.m) and OSR 2 (5 to 8 area = 2038.35 sq.m) – Total 3048.02 shown in the site plan should be retained as open space reservation as per Explanation (i) of TNCDBR 2019 rule 41(1).

2. Conditions stipulated in the NOC/License cited in the reference 18 issued by District Fire Officer, Tiruppur, Tamil Nadu Fire & Rescue Services Department is to be followed scrupulously.

3. The subject property is under registered mortgage (Doc Nos.9895/2024 & 11462/2024). Though NOC from the Mortgagee has been furnished vide Ref. cited 19, the permission is issued

without prejudice to the rights of the mortgagee, and any development shall be at the risk and responsibility of the applicant.

4.Existing buildings shown as to be demolished in the proposal should be demolished before issue of Planning Permission by the local body.

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. 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.

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

9.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.

10. 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 Industrial building. Solar photo voltaic panels should 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. 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.
4. 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.
5. Mosquito netting to be provided at OHT and well.
6. Fire rescue equipment should be provided as per Rules.
7. As per G.O.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 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
10. As per references cited Government orders & Circulars Centage charges Infrastructure and amenities charges, shelter fund & other relevant charges to be collected and further action shall be taken by the district officer.

Fees Paid Details:

Sl.No.	Charges	Amount in Rupees	Date
1.	Scrutiny Fees	72,713/-	28.03.2026
2.	Centage Charges	600/-	05.05.2026
	for land	2,000/-	
	for Building		
3.	Infrastructure and Amenities charges	34,81,275/-	
4.	Display board charges	1500/-	

5.	Shelter Charges	36,66,373/-	
6.	Development Charges for Building	1,83,450/-	
7.	Development Charges for Land	1,13,850/-	

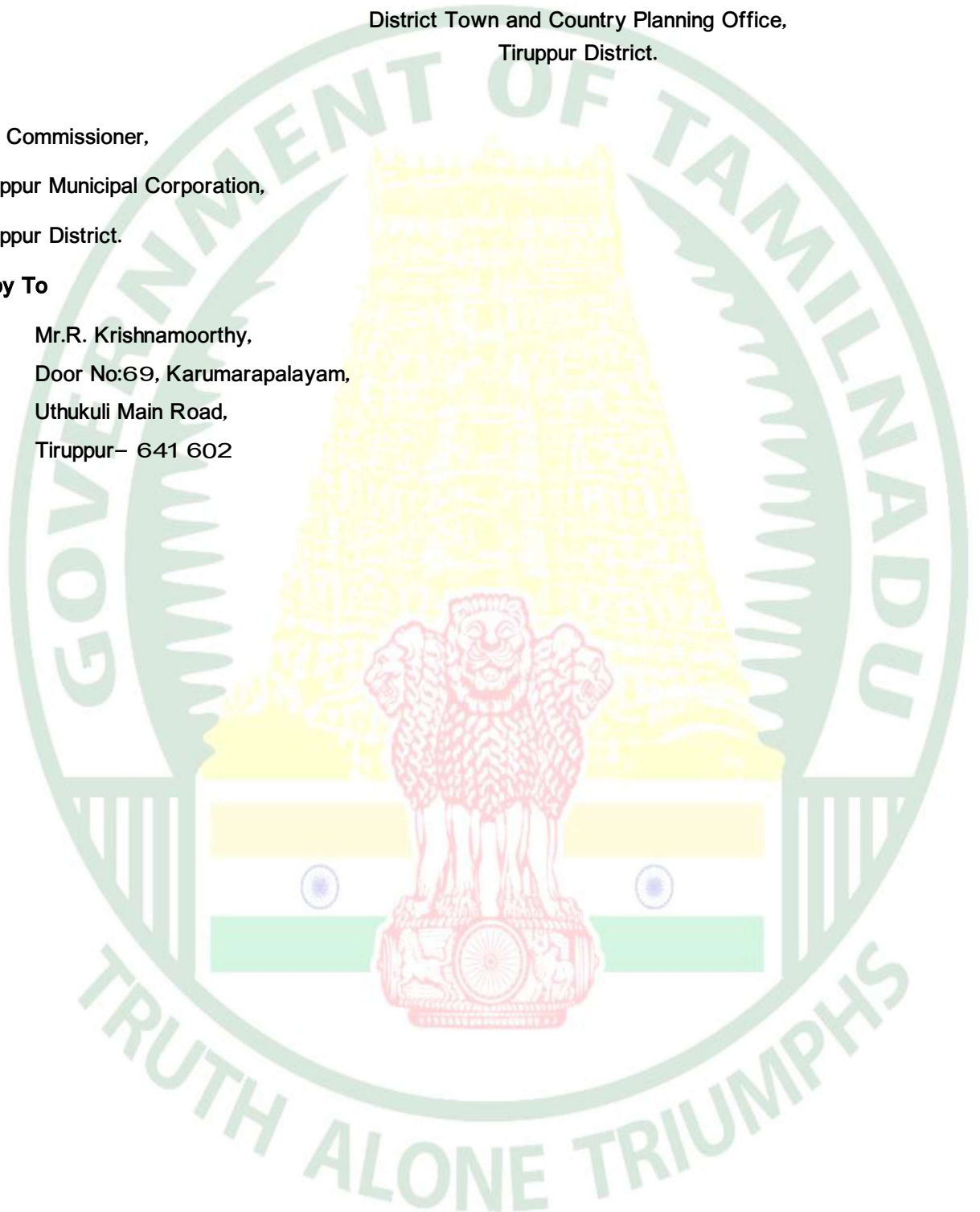
Assistant Director of Town and Country Planning,
District Town and Country Planning Office,
Tiruppur District.

To

The Commissioner,
Tiruppur Municipal Corporation,
Tiruppur District.

Copy To

Mr.R. Krishnamoorthy,
Door No:69, Karumarapalayam,
Uthukuli Main Road,
Tiruppur- 641 602



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.

[/landlens/one/map](#)



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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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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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

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