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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,
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/837308/2026

Subject : Proposed Additional Industrial Building – Green Category (Oil Mill Ghani and Extraction – No Hydrogenation/Refining) – Tiruppur District, Kangayam Taluk, Veeracholapuram Village and Panchayat, Re.S.F.Nos.472/1A & 471/1A – Site area 15,418.52 sq.m – Existing approved FSI area 2,067.73 sq.m – Additional FSI area 3,893.81 sq.m – Total FSI area 5,961.54 sq.m – Technical Concurrence issued for 370 HP – Forwarded for further action – Regarding.

Reference :

1. Mrs C.Roobha, Tiruppur Online Application Reference No. SWP/BPA/837308/2026, Dated:24.04.2026 & 22.07.2026.
2. Assistant Director, Tiruppur District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/837308/2026, Dated:26.04.2026 & 23.06.2026.
3. Assistant Director, Tiruppur District Town and Country Planning office, Proceeding ROC No: 3629/2021, dated: 29.10.2021, Planning permission B.P/TCP(TR)No.54A/2021 and L.P/TCP(TR) No.266/2021.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
18. District officer, Tiruppur District Fire & Rescue service department PP NOC No: 10519/NOC/NMSB/2026, Dated. 17.06.2026.
19. Joint Director, Agriculture department, Tiruppur K.Dis.No. E2/3243/2026, Dated. 07.05.2026.
20. Commissioner of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 03.08.2026.
21. Fees paid details received from Applicant on. 07.08.2026.

Order:

With reference to the 1st cited letter, the applicant, Mrs. C. Roobha, Tiruppur, has requested approval for a proposed Industrial Building (Green Category – Oil Mill Ghani and Extraction without Hydrogenation/Refining) at Tiruppur District, Kangayam Taluk, Veeracholapuram Village and Panchayat, in Re.S.F.Nos.472/1A & 471/1A, comprising a site area of 15,418.52 sq.m. As per the 3rd cited letter, Block-1, having an FSI area of 2,067.73 sq.m., was already approved by the Deputy Director (i/c), Tiruppur District Town and Country Planning Office, vide Proceedings Roc.No.3629/2021, dated 29.10.2021, Planning Permission No.**B.P/TCP(TR)No.54A/2021** and **L.P/TCP(TR)No.266/2021**. The boundary of the site has been marked as "A to H".

In the same approved site additional Industrial Building proposal was the applicant request has been accepted and the 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.500/2026**

On the receipt of requisite charges vide reference 21th cited above, the boundary of the site has been marked as "A to H" and has been issued Technical Clearance for the same site and proposed additional Industrial Building numbered as **BP/TCP(TD)No.91/2026**.

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The area statement for the Proposed Industrial building (370 HP) is as below.

Area of the Site: 15418.52 Sq.m

S.No	NAME OF THE BUILDING	NET FSI AREA (In Sqm)	NON FSI AREA (In Sqm) Deduction	TOTAL BUILDUP AREA (In Sqm)
ADDITIONAL BUILDING DETAILS				
1	BLOCK-1 (Proposed Additional Machinery Hall & Neem Stock)			
	Ground Floor	3522.56	--	3522.56
2	BLOCK-2 (Office Room)			
	Ground Floor	108.68	--	108.68
	First Floor	108.68	--	108.68
	Terrace Floor	--	18.04	18.04
SERVICE BLOCK				
3	BLOCK-3 (Servant Room)			
	Ground Floor	30.75	--	30.75
4	BLOCK-4 (Security Room)			
	Ground Floor	12.32	--	12.32
5	BLOCK-5 (Servant Room)			
	Ground Floor	69.89	--	69.89
6	BLOCK-6 (Toilet)			
	Ground Floor	40.93	--	40.93
	TOTAL	3893.81	18.04	3911.85

Existing FSI area – 2067.73 Sq.m.,

Proposed FSI Area – 3893.81 Sq.m.,

Total FSI Area – 5961.54 Sq.m

FSI – 0.3867

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

Special Conditions

1. The OSR "1 to 4" – 1615.75 sq.m., 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 cited in the reference no.18th should be followed.
3. As indicated in the site plan, the Temporary GI sheet building and Temporary oil tank shall be demolished prior to the issuance of Final Approval from Local body
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

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6. 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.
7. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of Sewage.
8. 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.
9. 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.

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Fees Paid Details:

Sl.No.	Charges		Already paid Amount in Rupees	Amount in Rupees	Date
1.	Scrutiny Fees			3509/-	20.04.2026
2.	Centage Charges	for land	500/- 25.10.2021	900/-	07.08.2026
		for Building		5.900/-	07.08.2026
3.	Infrastructure and Amenities charges		5,90,000/- date:25.10.2021	11,12,875/-	07.08.2026
4.	Display board charges			1,500/-	07.08.2026
5.	Security Deposit charges			NIL	
6.	Development Charges for Building			44,96300/-	07.08.2026
7.	Development Charges for Land			35,640/-	07.08.2026
8.	Completion certificate charges			NIL	
9.	Shelter charges			4,582/-	07.08.2026
10.	Open Space Reservation Charges			NIL	

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

To

The Block Development Officer,
Veeracholapuram Panchayat & Village,
Vellakovil Panchayat Union,
Kangeyam Taluk, Tiruppur District.

Copy To

Tmt C.Roobha, W/o Thiru Sakthivel,
No.7, Chinnaravalasu, Moolanur Post,
Dharapuram Taluk, Tiruppur –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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Deal Room

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

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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

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Capital gains

Floor space index

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Who holds it, and which office keeps the record.

Find your registering office

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Legal opinions, due diligence and title verification

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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.

