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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/868868/2026

Subject **Residential Building (Revised and Alteration)** - District Town and Country Planning Office - Tiruppur District, Tiruppur South Taluk, Mangalam Village and Panchayat, S.F.No.388/1B, 388/2B, 388/3C2 (Layout approval LP/DTCP No.42/2010) Site Area: 7810.00 Sq.m - Proposed construction of Residential Building (Revised) of FSI Area: 2584.35 sq.m - Technical Clearance issued - Forwarded for further action-Reg.

- Reference :**
1. Application Reference No. SWP/BPA/868868/2026 received from M/s.Royal Classic Mills (P) Ltd, By Its Director, Mr.T.R.Sivaram on 09.06.2026.
 2. Assistant Director, Tiruppur District Town and country Planning office, Online Application Reference No. **SWP/BPA/290826/2024**, Dated:14.08.2024. (Planning Permission no:64/2024 and LP/TCP[TD] TLPA No.64/2024)
 3. Director of Town and Country Planning, Chennai circular Letter Roc No.8548/2026/TCP-3, Dated: 05.05.2026.
 4. Assistant Director, Tiruppur District Town and country Planning office, Letter No:811/2026 TD, Dated:08.07.2026.
 5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

7. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Fees paid details received from Applicant on 15.07.2026.

Order:

In the reference 1st cited above, the M/s.Royal Classic Mills (P) Ltd, By Its Director, Mr.T.R.Sivaram, has requested for the approval for Proposed construction of Residential Building (Revised and Alteration) with an FSI area of 2584.35 Sq.m in a site area of 7810.00 Sq.m at S.F.No.388/1B, 388/2B, 388/3C2, (Layout approval LP/DTCP No.42/2010) Mangalam Village and Panchayat, Tiruppur Corporation, Tiruppur South Taluk, Tiruppur District.

In the reference 2nd cited above, as per the online proceedings of the Assistant Director, District Town and Country Planning Office, Tiruppur, vide Proceedings No. SWP/BPA/290826/2024, dated 14.08.2024, (Building Permit No.64/2024 and Layout Approval No. 64/2024) were accorded for the construction of a Club House. In the online application submitted by the applicant, as referred to in the Reference First cited, approval has now been sought for the construction of a revised residential building in lieu of the previously approved Club House building.

On the receipt of requisite charges vide reference 15th cited above, the boundary of the site has been marked as "A to J" and has been issued Technical Clearance for the Proposed construction of Residential Building (Revised) and numbered as LP/TCP[TD]TLPA NO.47/2026 and Planning Permission no: 55/2026.

Details

Area of Site as per Document - 7769.90 Sq.m.
 Area of Site as per Patta - 7810.00 Sq.m.
 Superimposed Area of Site - 7972.93 Sq.m.

Building Details: Residential Building

S. No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Deduction (Sq.m)	Total Built Up Area (Sq.M)
Block - A (Main Building)					
1.	Ground Floor	1309.85	-	9.36	1309.85
2.	First Floor	790.19	-	22.57	790.19
3.	Head Room	-	61.55	-	61.55
Block - B (Guest House Building)					
1.	Ground Floor	484.31	-	-	484.31
Total		2584.35	61.55	31.93	2645.90

$$\text{FSI} = 2584.35/7769.90 = 0.33 < 2.0$$

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

Special Conditions

1. The Open Space Reservation Area already reserved in the approved layout LP/DTCP No.42/2010 is handed over to the local body through a registered gift deed vide document no.2880/2011, Dated.16.03.2011.
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 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. The Tamil Nadu Government in G. O. Ms. No. 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.

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 Residential 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,

11. 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	17007/-	09.06.2026
2.	Centage Charges	for land 900/-	
		for Building 2,000/-	
3.	Infrastructure and Amenities charges	7,38,150/-	15.07.2026
4.	CC Charges	28,522/-	
5.	Display board charges	1,500/-	
6.	Security Deposit Charges	3,69,075/-	
7.	Development Charges for Building	26,500/-	
8.	Development Charges for Land	19938/-	

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. ROYAL CLASSIC MILLS (P) LTD,
By Its Director, Mr.T.R.Sivaram S/o Mr.Rasappan,
Door No:31, Puliyamara thottam,
Mangalam Road,
Tiruppur - 641604.



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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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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Guideline value by survey

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