

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/871875/2026

Subject **Industrial building (Orange Category) – District Town and Country Planning Office – Tiruppur Local Planning Authority - Tiruppur District – Avinashi Taluk - Pudupalayam Village and Panchayat, S.F.Nos: 538/3 and 539/2 with an extent of 39798.69 Sq.m - Existing Construction of Industrial Building (Cotton Spinning and weaving) with a Total FSI Area of 15747.91 Sq.m-Technical Concurrence issued – Forwarded for further action-Reg.**

Reference :

1. Application Reference No. SWP/BPA/871875/2026, received from **M/s. BIRIN SPINNING MILLS LIMITED, By Its Whole time Director, Mr.K.Avanashilingam and Mr.D.Rangaswamy, Tiruppur on 11.06.2026**
2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/871875/2026, dated.25.06.2026.
3. Guidance Application CAF No. 206792, Dated. 11.06.2026
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. 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, Tiruppur District Fire & Rescue service department
PP/Noc/No.10471/Noc/NMSB/2026, Dated: 15.06.2026.
15. Fees paid details received from Applicant on 29.06.2026.

Order:

In the reference 1st cited above, applicant M/s. BIRIN SPINNING MILLS LIMITED, By Its Whole time Director, Mr.K. Avanashilingam and Mr.D.Rangaswamy, Tiruppur, has requested for the Existing Construction Industrial building (Cotton Spinning and weaving) at Tiruppur District, the total FSI Area of 15747.91 Sq.m in the land bearing S.F.Nos:538/3 and 539/2 to an extent of 39798.69 Sq.m in Pudupalayam Village and Panchayat, Avinashi Taluk, Tiruppur District.

In the reference cited 2nd above the Director of Town and country planning, Chennai issued Technical clearance for the above proposal and numbered as **B.P/DTCP No: 456/2026**.

On the receipt of requisite charges vide reference 15th cited above, the boundary of the site has been marked as “A to K” and concurrence for the site has been issued. Technical Clearance for approval of the Existing Industrial building (Cotton Spinning and weaving) total FSI Area of 15747.91 Sqm in the land bearing bearing S.F.Nos:538/3 and 539/2 to an extent of 39798.69 Sqm in Pudupalayam Village and Panchayat, Avinashi Taluk, Tiruppur District has been issued and numbered as **Planning Permission No. 52/2026**. With the validity from 30.06.2026 to 29.06.2034 (8 Years).

Details

Area of Site - 39798.9 Sq.m

Building Details: Industrial Building (Orange Category - 50.0HP)

DESCRIPTION	AREA IN SQ.M,			
	FSI AREA	NON FSI AREA	DEDUCTION	TOTAL
BLOCK-A (MAIN UNIT-I)				
Ground Floor	10891.10	-	32.00	10923.10
First Floor	1052.15	-	168.29	1220.44
BLOCK-B (STAFF QUARTERS - I)				
Ground Floor	840.95	-	-	840.95
First Floor	313.47	24.01	-	337.48
Head Room	-	22.74	-	22.74
BLOCK-C (OHT AND STORE ROOM)				
Ground Floor	62.98	-	-	62.98
BLOCK-D (TOILET BLOCK - I AND ROOM)				
Ground Floor	35.12	-	-	35.12
BLOCK-E (PARKING SHED)				
Ground Floor	118.30	-	-	118.30

BLOCK-F (OFFICE AND STAFF QUARTERS - II)				
Ground Floor	233.47	-	-	233.47
First Floor	233.47	-	-	233.47
Head Room	-	25.97	-	25.97
BLOCK-G (POWER HOUSE, COMPRESSOR ROOM AND TRANSFORMER YARD)				
Ground Floor	907.37	-	-	907.37
BLOCK-H (WASTE GODOWN)				
Ground Floor	128.75	-	-	128.75
BLOCK-I (STAFF QUARTERS - III)				
Ground Floor	54.93	-	-	54.93
BLOCK-J (STAFF QUARTERS - IV)				
Ground Floor	205.52	-	-	205.52
Head Room	-	23.94	-	23.94
BLOCK-K (STAFF QUARTERS - V)				
Ground Floor	154.55	-	-	154.55
First Floor	154.55	-	-	154.55
Head Room	-	25.39	-	25.39
TOILET BLOCK-II				
Ground Floor	16.38	-	-	16.38
SERVANT ROOM - I				
Ground Floor	62.12	-	-	62.12
SERVANT ROOM - II AND TOILET BLOCK - III				
Ground Floor	112.68	-	-	112.68
SERVANT ROOM - III				
Ground Floor	71.86	-	-	71.86

SERVANT ROOM - IV				
Ground Floor	78.26	-		78.26
WATCHMAN BOOTH - II				
Ground Floor	8.18	-		8.18
WATCHMAN BOOTH AND WICKET GATE				
Ground Floor	11.75	-		11.75
Grand Total	15747.91	122.05	200.29	16070.25

$$\text{FSI} = 15747.91 / 39798.69 = 0.40 < 2.00$$

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

Special Conditions

1. The OSR "1 to 6" area 1729.32 sq.m and OSR "7 to 10" area 2482.29 Sqm Total OSR area 4211.61 Sq.m 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 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.

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 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.
11. As per G.O No18 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.
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	91,735/-	11.06.2026
2.	Centage Charges	for land	600/-
		for Building	25,000/-
3.	Infrastructure and Amenities charges	44,88,750/-	25.06.2026
4.	Shelter Charges	42,075/-	29.06.206
5.	Display board charges	1500/-	25.06.2026
6.	Development Charges for Building	1,20,563/-	
7.	Development Charges for Land	89,550/-	

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

To

The President / Special Officer,
Pudupalayam Village / Panchayat,
Avinashi Taluk,
Tiruppur District.

Copy To

M/s. Birin Spinning Mills Limited,

By its Whole Time Directors,

1. Mr.K.Avanashilingam S/o Mr.Kandhasamy,

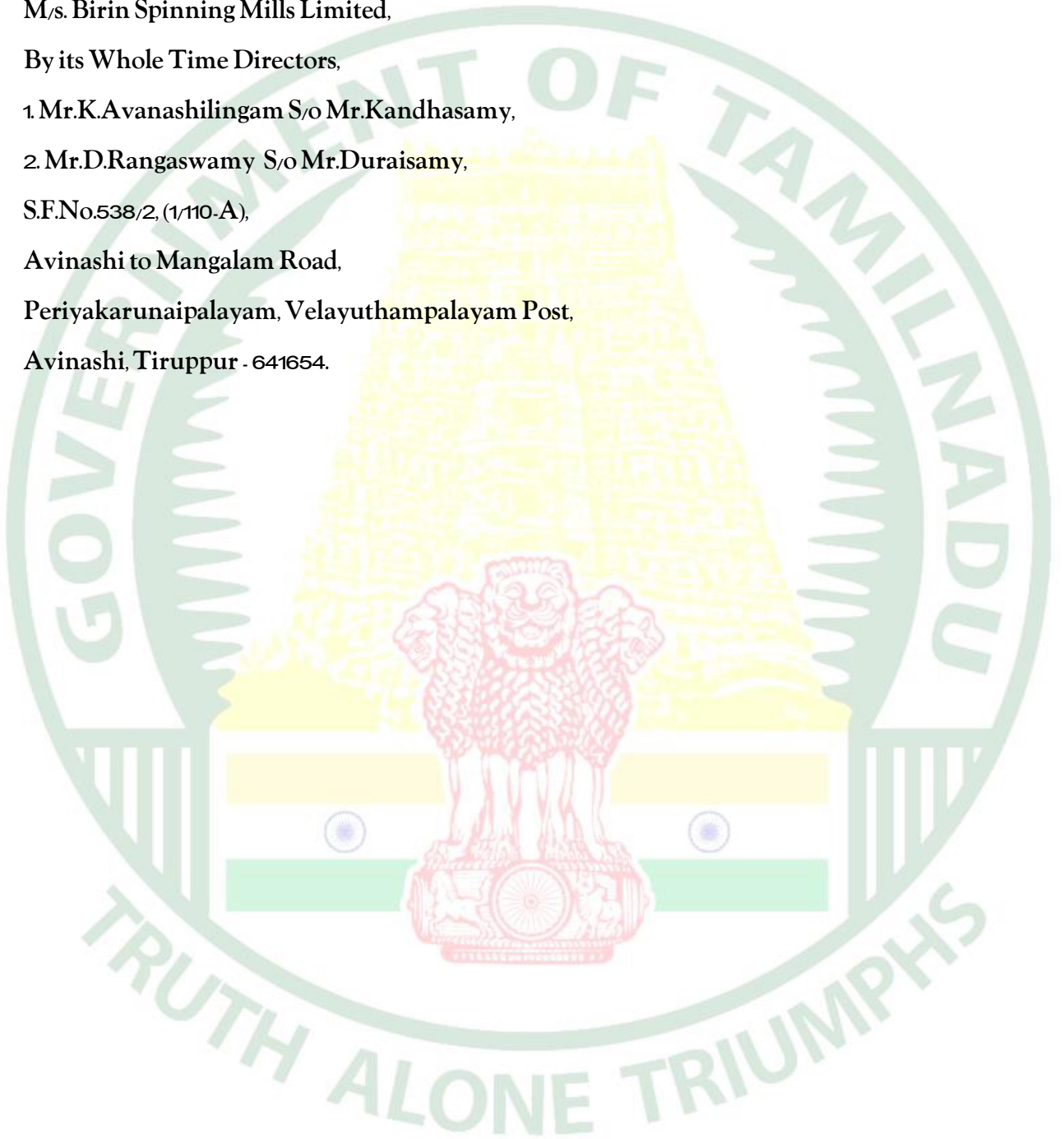
2. Mr.D.Rangaswamy S/o Mr.Duraisamy,

S.F.No.538/2, (1/110-A),

Avinashi to Mangalam Road,

Periyakarunaipalayam, Velayuthampalayam Post,

Avinashi, Tiruppur - 641654.



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.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



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

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



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

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

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Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

