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

'PUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: THIRU. A E. RAJENDRAN, B.E.,

ASSISTANT DIRECTOR

Online Building Plan Application – Technical Clearance

Application Number: SWP/BPA/945773/2026 **Dated: 07.10.2026**

Subject **Industrial Building (Green Category)** – District Town and Country Planning Office – Tiruppur District – Palladam Taluk – Pannikkampatti Village and Panchayat -S.F.Nos: 344/1A, 344/1B, 345/2, 346 & 347/2 with an extent of 34478.00 Sq.m (8.52 Acres) – Proposed FSI Area of Industrial building is 5856.79 Sq.m - Proposed FSI Area of Industrial building is 5856.79 Sq.m (63042.48 Sq.ft) – With a Total machinery Installation 220.0 HP - Technical Concurrence issued – Forwarded for further action-Reg.

Reference :

1. Application Reference No. SWP/BPA/945773/2026, received from Mr.Gokul Saravanan and Mr.Mithilesh Ramakrishnan, Tiruppur on 08.09.2026
2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/945773/2026/IC, dated.30.09.2026.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
10. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
11. G.O. No.154, Housing and Urban Development Department, Dated: 07.10.2025.
12. G.O. 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023.
19. Director of Town and Country Planning, Chennai circular Letter Roc No. 7216/2024/TCP5, Dated: 17.08.2026.
20. GO (Ms) No: 149 Housing and Urban Development [UD4(1)] Department, Dated: 31.07.2026.
21. Letter Roc No. 7216/2025/TCP5, Dated: 17.08.2026 of Commissionerate of Town and Country Planning, Chennai (Circular).
22. District officer, Tiruppur District Fire & Rescue service department PP NOC No: 12412/NOC/NMSB/2026, Dated: 18.09.2026.

23. Fees paid details received from Applicant on 07.10.2026.

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Order:

In the reference 1st cited above, applicant's Mr.Gokul Saravanan and Mr.Mithilesh Ramakrishnan, Tiruppur, has requested for the Proposed Construction Gi sheet Roof Ground Floor Cement Products Industrial Building-220HP (Green Category) with a Total FSI Area of 5856.79 Sq.m (63042.48 Sq.ft) in the land bearing S.F.Nos: 344/1A, 344/1B, 345/2, 346 & 347/2 to an extent of 34478.00 Sq.m Sq.m (8.62 Acres) in Pannikkampatti Village and Panchayat, Palladam 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: 672/2026.**

On the receipt of requisite charges vide reference 23th cited above, the boundary of the site has been marked as "**A to I**" and concurrence for the site has been issued. Technical Clearance for approval of the Proposed Construction Gi sheet Roof Ground Floor Cement Products Industrial Building-220HP (Green Category) with a Total FSI Area of 5856.79 Sq.m in the land bearing S.F.Nos: 344/1A, 344/1B, 345/2, 346 & 347/2 to an extent of 34478.00 Sq.m (8.62 Acres) in Pannikkampatti Village and Panchayat, Palladam Taluk, Tiruppur District has been issued and numbered as **BP/TCP(TD)No. 130/2026.**

Details

Area of Site - 34478.00 Sq.m

Building Details: Industrial Building (Green Category – 220.0HP)

Floor Details	FSI Area (Sq.m)	Non-FSI Area (Sq.m)	Total Area (Sq.m)
Ground Floor	5856.79	-	5856.79
Tatal	5856.79	-	5856.79

Total FSI Area: 5856.79 Sqm.,

Floor Space Index x (FSI) =0.17

OSR-3521.85 Sq.m-(10.09%)

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

Special Condition

1. The Open Space Reservation (OSR) area measuring 3,521.85 sq.m (10.09%), earmarked as OSR Nos. 1 to 4 in the site plan, shall be retained as Open Space Reservation in accordance with Rule 41(1)(i) of the TNCDBR, 2019.

2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. As per TNCDBR, 2019 Annexure XXI closed circuit television units shall be provided. 4. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.

5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

6. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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 Commissionerate 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 Commissionerate of Town and Country Planning Department is not the right organization to decide on this.

9.If the site is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs.1000 /- per plot and 3% of Guideline value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 8th cited above. The payment of charges shall be made under the following Head of Account.

Head of Account:
0217 Urban Development -
60 other Urban Development Schemes -
800 other Receipts -
AS Receipts under Land Use Conversion Charges-
227 non-Taxation fees -
09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

General Conditions

1. Solar water heating system to be provided for all blocks of 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 purposes 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. Rainwater 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. 5. Applicant should arrange to dispose of sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

6. Mosquito netting to be provided at OHT and well.

7. Fire rescue equipment should be provided as per Rules.

8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

9. Fly Ash bricks and Materials must be used for construction.

10. 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.

11. As per references Cited Government Orders & Circulars Centage Charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the district officer.

12. The Government orders and circulars referred to in the references cited above shall be followed scrupulously.

Fees Paid Details:

Sl.No.	Charges		Amount in Rupees	Date
1.	Scrutiny Fees		63,990/-	08.09.2026
2.	Centage Charges	for land	1,500/-	07.10.2026
		for Building	5,000/-	
3.	Infrastructure and Amenities charges		16,70,100/-	
4.	Shelter Charges		6,292/-	07.10.2026
5.	Display board charges		1500/-	05.10.2026
6.	Charges for Development for Building		43,950/-	
7.	Development Charges for Land		77,580/-	

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

To

The Special Officer / Block Development Officer,
Pannikkampatti Village and Panchayat,
Palladam Taluk,
Tiruppur District.

Copy To

V.Gokul Saravanan, and
V.Mithilesh Ramakarishnan,
D.No.166, Chinnur Section, Chinna Vadugapalayam,
P.Vadugapalayam,
Palladam Taluk, Tiruppur -641 664.

THE LANDLENS SUITE

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.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

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
/landlens/one

Verified RealEstate™

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
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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+91 9996 12 9996

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.