PP APPROVAL RECORD

Planning Permission

Survey 164/3B and 2 more

the same, Palladam taluk

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. E. RAJENDIRAN, B.E.,

ASSISTANT DIRECTOR

Online Building Plan Application – Technical Clearance

Application NumberSWP/BPA/947565/2026 **Dated: 23.10.2026**

Subject **Industrial Building (Red Category)** – District Town and Country Planning Office - Tiruppur District – Palladam Taluk - Karaipudhur Village and Panchayat, S.F.Nos:164/3B with an extent of 14002.00 Sq.m – Existing Approval FSI Area is 1862.66 Sq.m – Now Applicant requested to proposed additional industrial building in the same village with additional S.F.No. 165/1B2B has beenadded – Additional site extent of 20436.0 sq.m – Existing Revised and Proposed additional FSI Area is 5102.78 Sq.m – Total Site Area extent 34450.0 Sq.m – Total FSI Area is 6965.44 Sq.m – Industrial building (Red Category – 328 H.P) - Technical Concurrence issued – Forwarded for further action-Reg.

Reference :

1. Application Reference No. SWP/BPA/947565/2026, received from **Mr.P.Kesavar Senthil and Mrs.K.Sumathi,** Tiruppur on 09.09.2026.
2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/947565/2026, dated.13.10.2026.
3. The Deputy Director, Coimbatore Region office, Proceeding Letter Na.ka No.3665/2012/COM-4, Dated: 27.11.2012. (Building Planning Permission number: 159/12)
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. G.O. No.149, Housing and Urban Development Department, Dated.31.07.2026.
15. Letter Roc. No.2395/2026/TD, Dated. 30.09.2026 of Assistant Director, District Town and Country Planning Office, Tirupur (NOC No. 06/2026)
16. District officer, Tiruppur District Fire & Rescue service department PP/Noc/No.12325/Noc/NMSB/2026, Dated: 15.09.2026.
17. Fees paid details received from Applicant on 16.10.2026.

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Order:

In the reference to the 1st Cited letter, the applicants Mr.P.Kesavar Senthil and Mrs.K.Sumathi, Tiruppur has requested for the Existing Revised and Proposed Construction of Industrial building (Red Category – 328 H.P) at Tiruppur District, Palladam Taluk,

Karaiputhur Village, S.F.Nos:164/3B and 165/1B1A1 Site area of 34450.00 sq.m., Reference to the 3rd Cited letter Tiruppur District, Palladam Taluk/Panchayat Union, Karaipudhur Panchayat/ Village, S.F.Nos.164/3B, Site Extent 14002.00 Sq.m of Existing Approved FSI Area is 1862.66 Sq.m has been already approved by The Deputy Director, Coimbatore Region office, Building Planning Permission number. 159/2012.

Now with Additional Site Area the Applicants, Mr.P.Kesavar Senthil and Mrs.K.Sumathi has requested Existing Revised and Proposed Construction of Industrial building (Red Category – 328 H.P) with proposed Additional FSI Area is 5102.78 Sq.m and total revised FSI Area of 6965.44 Sq.m Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 and numbered as BP/DTCP No.691/2026, dated.13.10.2026.

On the receipt of requisite charges vide reference 17th cited above, the boundary of the site has been marked as "**A to P**" and concurrence for the site has been issued. Technical Clearance for approval of the Existing Revised and Proposed Construction of Industrial building (Red Category – 328 H.P) total FSI Area of 6965.44 Sq.m in the land bearing bearing S.F.Nos:164/3B and 165/1B1A1 to an extent of 34450.0 Sqm in Karaipudhur Village and Panchayat, Palladam Taluk, Tiruppur District has been issued and numbered as **BP/TCP(TD)No. 137/2026.**

Details

The area statement for Existing Revised and Proposed Additional Construction of Industrial Building is as below

Area of Site as per Document - 34438.75 Sq.m

Area as Per Patta - 34450.00 Sq.m

As Per Super Imposed - 34298.83 Sq.m

EXISTING APPROVED BUILDING DETAILS

S.NO	BLOCK NAME	FLOOR NAME	FSI AREA (SQ.M)	NON FSI AREA (SQ.M)	TOTAL BUILD UP AREA (SQ.M)
1	Machinery Hall - 1	Ground Floor	1146.12	-	1146.12
2	Open Verandah - 2	Ground Floor	37.36	-	37.36

3	Boiler Room - 3	Ground Floor	90.06	-	90.06
4	Generator Room - 4	Ground Floor	27.32	-	27.32
5	Office Block - 5	Ground Floor	79.83	-	79.83
6	Security - 6	Ground Floor	11.25	-	11.25
7	Toilet Block - 7	Ground Floor	50.93	-	50.93
8	Ladies Hostel - Gf - 8	Ground Floor	125.93	-	125.93
9	Ladies Hostel -Ff	First Floor	125.93	-	125.93
10	Ladies Hostel – Head Room	Head Room	-	21.09	21.09
11	Gents Hostel - 9	Ground Floor	109.01	-	109.01
12	Staff Quarters - 10	Ground Floor	58.92	-	58.92
Total Area			**1862.66**	**21.09**	**1883.75**

EXISTING REVISED AND ADDITIONAL PROPOSED BUILDING FLOOR DETAILS

S. No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Total (Sqm)
WATCHMAN BOOTH				
1.	Ground Floor	6.25	-	6.25
BLOCK - A (PUMP ROOM)				
1.	Ground Floor	9.66	-	9.66
TOILET BLOCK				
1.	Ground Floor	85.40	-	85.40
BLOCK - B (MAIN BUILDING)				
1.	Ground Floor	2121.58	-	2121.58
2.	Mezzanine Floor	270.60	-	270.60

BLOCK-C (RO PLANT)				
1.	Ground Floor	96.41	-	96.41
BLOCK- D (WASTE STORAGE ROOM)				
1.	Ground Floor	110.78	-	110.78
BLOCK - E (STAFF QUARTERS)				
1.	Ground Floor	397.53	-	397.53
BLOCK - F (CHEESE WINDING GODOWN)				
1.	Ground Floor	368.38	-	368.38
2.	Mezzanine Floor	-	23.46	23.46
BLOCK - G (STOCK HALL - I)				
1.	Ground Floor	1493.32	-	1493.32
BLOCK - H (DORMITORY)				
1.	Ground Floor	1734.10	-	1734.10
SERVANT ROOM				
1.	Ground Floor	271.43	-	271.43
Total Area		**6965.44**	**23.46**	**6988.90**

FSI = 6965.44 / 34298.83 = 0.20 < 2.00

OSR – 3452.69 (10.02%) Sq.m.

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

Special Conditions

1. The Open Space Reservation (OSR) area measuring 3452.69 sq.m (10.02%), earmarked as OSR Nos. 1 to 5 in the site plan, shall be retained as Open Space Reservation in accordance with Rule 41(1)(i) of the TNCDBR, 2019.The location, extent, dimensions and boundaries of the OSR area as approved under the planning permission shall not be changed , shifted,

relocated in the event of any subsequent revision of this present planning permission unless necessitated by any further amendment to the applicable OSR rules /regulations or specifically directed by the competent authority in accordance with law.

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 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.

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.

10. 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. 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		65,427/-	09.09.2026
2.	Centage Charges	for land	600/-	16.10.2026
		for Building	15,000/-	
3.	Infrastructure and Amenities charges		14,56,875/-	
4.	Shelter Charges		1,18,058/-	
5.	Display board charges		1500/-	

6.	Development Charges for Building	52,500/-	16.10.2026
7.	Development Charges for Land	77,625/-	

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

To

The President / Block Development Officer,
Karaiputhur Village and Panchayat,
Palladam Taluk,
Tiruppur District.

Copy To

1. Mr.P.Kesavar Senthil S/o Mr. Pazhanisamy,
2. Mrs.K.Sumathi W/o Mr.P.Kesavar Senthil,
   Door No.7/384/L, Ganapathypalayam road,
   Chennimalaipalayam, Karaipudhur,
   Tiruppur - 641605.

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

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

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The LandLens suite
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- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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