Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



PROCEEDINGS OF THE ASSISTANT DIRECTOR/MEMBER SECRETARY

TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE/

TIRUPPUR LOCAL PLANNING AUTHORITY

PRESENT:THIRU.B.PUSHPARAJI,B.E,

ASSISTANT DIRECTOR

Online Application No.SWP/BPA/010426/2023

Sir,

Subject : Group House Building – District Town and Country Planning Office- Tiruppur District– Tiruppur Local Planning Authority - Proposed Group House Building construction of RCC Roof having Block no's 1-13 Ground Floor and First Floor with total FSI Area of 1827.92 Sq.m with the land bearing S.F.No.347 / 1B measuring to an extent of 2300.00 Sq.m in Muthanampalayam village, Tiruppur South Taluk, Tiruppur Corporation- Tiruppur District - Planning Permission issued - forwarded for further action - Reg.

Reference :

1. Application Reference No. SWP/BPA/**010426**/2023 Received on from Mr. K.R.Gowthaman & Mr.K.R.Pragadeesh, Tiruppur.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

4. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.

5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

6. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.

8. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

13. G.O.166, Housing and Urban Development Department, Dated.23.11.2018

14.Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 14.08.2021.

15.Director of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.

16.Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.

17.Fee paid details received from Applicant on 01.08.2023

Order:

In the reference Ist cited above, the applicant has requested for approval of Proposed Group House Building construction of RCC Roof having Block no's 1-13 Ground Floor and First Floor with total FSI Area of 1827.92 Sq.m with the land bearing S.F.No.347/1B measuring to an extent of 2300.00 Sq.m in Muthanampalayam village, Tiruppur South Taluk, Tiruppur Corporation, Tiruppur Local Planning Area, Tiruppur District.

On the receipt of requisite charges vide reference 17th cited above, the boundary of the site has been marked as "A, B, C, D " and concurrence for the site has been issued. Planning Permission for the Proposed Group Housing Building construction of RCC Roof having Block no's 1-13 Ground Floor and First Floor with total FSI Area of 1827.92 Sqm with the land bearing S.F.No.347/1B measuring to an extent of 2300.00 Sq.m in Muthanampalayam village, Tiruppur South Taluk, Tiruppur Corporation, Tiruppur Local Planning Area, Tiruppur District has been issued and numbered as **Planning Permission no : 54 /2023** and **LP/TCP[TD] TLPA No.53 /2023.**

Proposal Details

Area of Site

As per Document - 2300.00 Sq.m

As per F.M.B - 2300.00 Sq.m

Building details :

S. No	Description	FSI (Sq.m)	Non FSI Area(Sq.m)	Total Buildup Area (Sqm)
Proposed Building **Typical Blocks - 1,2,3**				
1.	Ground Floor	70.10 (For each Block)	-	210.30
2.	First Floor	70.10 (For each Block)	-	210.30
Typical Blocks - 4,5				
3.	Ground Floor	87.69 (For each Block)	-	175.38
4.	First Floor	87.69 (For each Block)	-	175.38

Typical Blocks - 6,7,8,9,10,11,12				
5.	Ground Floor	65.15 (For each Block)	-	456.05
6.	First Floor	65.15 (For each Block)	-	456.05
Block: 13 (Amenity Block)				
7.	Ground Floor	72.23	-	72.23
8.	First Floor	72.23	-	72.23
Total Build up Area(All Blocks)		1827.92	-	1827.92
Floor space Index = FSI Area / Site Area =1827.92 / 2300 = 0.79 Total No of Dwelling Units = 12 No's				

OSR Details

Maximum Height of Building : 6.96M

The Planning Permission issued with the following General and Special Conditions: -

Special Conditions

1. The applicant has paid the amount of Rs.3,72,600.00/ - in lieu of 10% OSR land to be reserved as per the relevant rules and regulations.

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. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure the at Development shall be structurally sound and adequate safety measures are taken during the process of construction.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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. 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.

8. 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.

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. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11

Limitations of Technical Clearance:-The Technical Clearance granted by the competent authority shall not mean responsibility or clearance of the following aspects.

a) Title or ownership of the site or building

b) Easement Rights

c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

d) Workmanship, soundness of structure and materials used

e) Quality of building services and amenities the construction of building

f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This Planning Permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971.
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Technical Clearance issued by Assistant Director, Tiruppur 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 Technical Clearance issued.

4. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials must be used for construction.
12. As per Government Order 5th and 6th cited above, 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.
13. In case the documents submitted for approval is found fake the Technical Clearance would be cancelled without intimation to the applicant.
14. If any court case is pending with reference to this proposal, the Technical

Concurrence would be treated as INVALID.

15. The Applicant / developer and also the architects / 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.

16. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by **The Commissioner, Tiruppur Corporation** if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

17. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details:

Sl.No.	Charges		Amount in Rupees
1.	Scrutiny Fees		7,105/-dt: 07.06.2023
2.	Centage Charge	for Land	300/- dt: 01.08.2023
		for Building	27,000/- dt: 01.08.2023
3.	Infrastructure and Amenities charges		5,21,550/- dt: 01.08.2023
4.	Display Board		1500/- dt: 01.08.2023
5.	Development Charges for Building		18,300/- dt: 01.08.2023
6.	Development Charges for Land		5,750/- dt: 01.08.2023

7.	Completion Certificate Charges	19,697/- dt: 01.08.2023
8.	Security Deposit	2,60,775/- dt: 01.08.2023

Assistant Director/Member Secretary,
District Town and Country Planning Office/
Tiruppur Local Planning Authority,
Tiruppur District.

To

The Commissioner,
Tiruppur Corporation,
Tiruppur District.

Copy To

Mr. K.R.Gowthaman & Mr.K.R.Pragadeesh,

Door No.31,

Town Extention 4 th Street,

Sheriff Colony,

Tiruppur District – 641 604.

Document certified by Rushparaj B.
Signed by: Assistant Director
Location:Tiruppur
Date:2023.08.10 11:01:15



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate