

PP

APPROVAL RECORD

# Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE  
**Building Plan**ISSUING AUTHORITY  
**DTCP**PURPOSE  
**Industrial**

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.

**DIRECTORATE OF TOWN AND COUNTRY**

**Online Building Plan Application-Planning Permission**

Dated: 11/10/22 3:18 PM

From:

Joint Director / Deputy Director / Assistant  
  
District Town and Country Planning, Corporation  
Complex, Dr Nanjappa Road, IInd Floor, Coimbatore  
.Pin 641 018

TO:

M/s. Kovai Racks India Private Limited  
DOOR No: 1A, RAJIV GANDHI STREET  
SANGANOOR  
GANAPATHY,  
COIMBATORE - 641006

Online Application Number: SWP/BPA/001743/2022

Submitted Date : -

Sir,

Subject: Industrial Building - Office of the Directorate of Town and Country planning - Coimbatore District - Annur Taluk – Masagoundanchettipalayam Village and panchayat - S.F.Nos 653/2B2 an extent of 4250.00 Sqm – proposed Industrial building M/S Kovai Racks India Private Limited of FSI Area 2421.21 Sqm Technical clearance issued - forwarded for further action - Reg.

Reference: 1. Applicants M/s. Kovai Racks India Private Limited online application No SWP/BPA/001743/2022 Dated: 15.09.2022.  
2. Demand payment Request Letter, Dated: 18.10.2022.  
3. Applicant demand remittance letter No Nil dated 01.11.2022  
4. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:06.11.2019  
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.  
6. District Fire Officer letter No 657/<1/2022 dated.29.01.2022  
7. Joint Direct Agri department letter No <1/10515/2022 dated 07.09.2022.  
8. G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019.  
9. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020

Body of the letter: Order  
With reference to the 1st Cited letter, applicant has requested for the approval of industrial building in Coimbatore District - Annur Taluk - Masagoundanchettipalayam Village and panchayat - At S.F.Nos 653/2B2 - extent of 4250.00 Sqm - The site has been marked as “ABCDE” and concurrence for site issued vide this office ROC No : LP(CN) / R/ 246/2022 and Technical Clearance for the proposed Industrial building (M/s.Kovai Racks India Private Limited) of FSI Area 2421.21 Sqm, 220 H.P and 60 No of workers issued vide ROC No : LP(CN)/R/44/2022. Technical Clearance has been issued with the following common and special conditions.

Proposal Details

Area of Site - 4250.00 Sqm

## Building details

| Ser No | Description | FSI(Sqm) | Non FSI (Sqm) | Total Build up Area |
|--------|-------------|----------|---------------|---------------------|
|--------|-------------|----------|---------------|---------------------|

|    |                     |         |   |         |
|----|---------------------|---------|---|---------|
| 1. | Industrial building | 2421.21 | - | 2421.21 |
|----|---------------------|---------|---|---------|

|       |         |   |         |  |
|-------|---------|---|---------|--|
| Total | 2421.21 | - | 2421.21 |  |
|-------|---------|---|---------|--|

## Conditions

1. 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.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. Status of OSR to be maintained 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, Department of Municipal Administration and WaterSupply,Dated:04.02.2019.
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. 'U' Trap to be provided as per GO No 341 MAWS dated 03.11.2001.
9. Fly Ash bricks to be used as per the directions of Forest Department and Department of Environment.
10. As per GO 16 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. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

## Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.
3. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
4. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that,The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
5. 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.
6. "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 advertise, 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.
7. According to letter No .8557/2019/GR ehs; 08.05.2019-d;go This order is passed subject to the outcome of the writ petition WP(MD) No. 8948 / 2019.

8. According to G.O No 18 the building completion report to be informed.

9. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

10. Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

**Fees Paid Details**

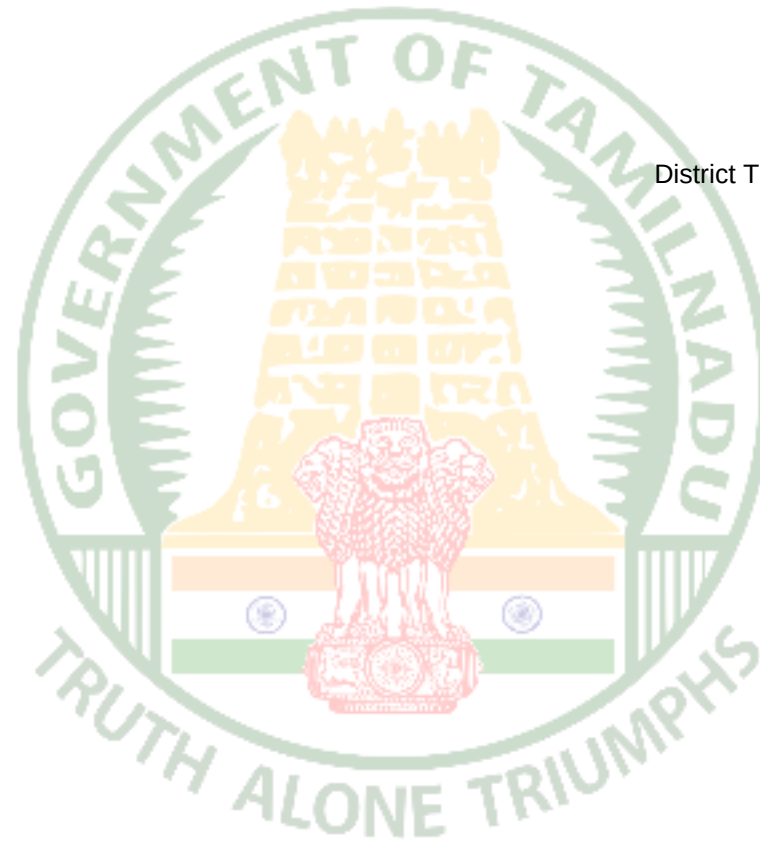
Scrutiny Fees - Rs. 14875.00

Centage Charge for Building - Rs. 1500.00

Centage for Land - Rs. 600.00

Infrastructure and Amenities Charges - Rs. 691125.00

Display Board Charges - Rs. 1500.00



JD/DD/AD  
District Town & Country Planning Office District

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

