

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore 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 JOINT DIRECTOR (INCHARGE)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : R.RAJAGURU M.Tech.,
ASSISTANT DIRECTOR

Online Building Plan Application Number - SWP/BPA/007170/2023

Sir,

Subject : Industrial Building - Office of the District of Town and Country Planning
- Coimbatore District, Pollachi Taluk - Sandegoundampalayam
Village/Panchayat - S.F.No. 82B/2B and 85/2 – for an extent of Site area
16187.29 Sq.m. Proposed Additional Industrial Building FSI area –
4757.11 sq.m- Technical clearance issued from Director, Directorate of
Town and Country Planning, Chennai - Technical Clearance Issued -
Forwarded for further action - Reg.

- Reference :
1. M/s. Argo-Hytos Pvt Ltd, Online Application Reference No. SWP/BPA/007170/2023, Received Dated: 08.02.2023.
 2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 15.05.2023
 3. Assistant Director/ Joint Director (i/c) Coimbatore District Town & Country Planning Office, Inspection Report of Online Application No. SWP/BPA/007170/2023,Dated:13.04.2023
 4. Deputy Director of Coimbatore Region Letter No.550/2007/CRN Dated:26.03.2007
 5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 7. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.

8. G.O. No.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019.
9. G.O. No.16 Department of Municipal Administration and WaterSupply, dated: 31.01.2020.
10. G.O. No.54 Housing and Urban Development Department, Dated :12.03.2020.
11. Director of Town and Country Planning, Circular Letter Roc No. 7486/2009/BA2, Dated:16-04-2009.
12. Director of Town and Country Planning, Chennai Circular Letter Roc No.21075/2009/PA1, Dated:27-06-2012.
13. Director of Town and Country Planning, Chennai Circular Letter RocNo.12201/2017/PA1, Dated:22-09-2017.
14. Director of Town and Country Planning, Chennai Circular Letter Roc No.14227/2017/CP, Dated:14-12-2017.
15. District Fire Officer, Coimbatore District letter No : L.Dis. 858/E1/2023, dated : 24.01.2023.
16. G.O.No.166, Housing and Urban Development Department, Dated: 23.11.2018.
18. G.O.No.19, Department Of Municipal Administration and Water Supply Dated: 02.03.2022
19. Director of Town and Country Planning,Chennai Circular Letter Roc No:4173/2022/TCP5,Dated:12.04.2022,
20. Demand Payment Request Letter, Dated: 16.05.2023
21. Applicant Argo-Hytos Pvt Ltd, Coimbatore Demand remittance letter dated : 18.05.2023,
22. Southern Railways, Divisional Engineer / East / Palakkad Lr.No.J/W/280/NOC/KLGD/694/20 dated:20.12.2022

Fees Details

Centage Charge for Building	-	Rs.	3000.00
Centage Charge of Land	-	Rs.	300.00
Infrastructure and Amenities Charges	-	Rs.	1356030.00
Display Board Charges	-	Rs.	1500.00
Shelter Charges	-	Rs.	77700.00

Order

With reference to the 1st Cited letter, the applicant M/s. Argo-Hytos Pvt Ltd, has requested for the approval of Industrial building at Coimbatore District, Pollachi Taluk, Sandegoundampalayam Village, S.F.No. 82B/2B and 85/2 – for an extent of Site area 16187.29 Sq.m. Proposed Additional Industrial Building FSI area – 4757.11 sq.m – The site has been marked as “A to J ” and concurrence for site issued vide this Director, Directorate of Town and Country Planning Department, for Industrial building FSI Area 4757.11 sq.m with Building Plan No **B.P/DTCP No. 164/2023**.

This Office Technical Clearance No-190/2023 Technical Clearance has been issued with the following common and special conditions.

The area statement for the Proposed additional Industrial building is as below.
Area of Site – 16187.29 sq.m.

Building Details: Industrial Building

Existing Approved building (Approval No DDTCP/Coimbatore No: 07/2007)

Building details

S.No	Building name	Already Approved FSI Area (sq.m)	Additional constructed area in (Sq.m) (A)	Proposed Area in (Sq.m) (B)	FSI Area in (Sq.m)
1	Block -1 (Shed no – 2, 3 and 4)				
	Lower Ground	-	-	705.00	705.00
	Ground Floor	3982.53	54.41	3034.69	7071.63
	Portico	75.65	-	-	75.56
	First Floor		61.56	223.32	284.88
	Total	4058.18	115.97	3963.01	8137.16
2	Block – 2 (Security, meter room and generator room)				
	Ground Floor	241.65	-	-	241.65
3	Block – 3 (Shed No – 1, 5 and chemical Store)				
	Ground Floor	-	-	678.13	678.13
Total FSI area (A+B)		(115.97+4641.14) = 4757.11Sq.m			

Special Conditions

1. The OSR-1 area 1335.00 Sq.m and OSR-2 area 292.96 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 Govt. Departments must be followed scrupulously.
4. Technical Clearance 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. 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.
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.

GENERAL 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. No additions / alterations to be made without necessary permission of this office.
In case any alterations required proper revised approval should be obtained.
4. 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.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue Equipment Should be Provided as per Rules,
8. As per G.O No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided
9. Fly Ash bricks and Materials to be used Mandatory.
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 Tamil Nadu Combined Development And Building Rules 2019 Rule 11 The permission 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.
12. No additions / alterations to be made without necessary permission of this office.
In case any alterations required proper revised approval should be obtained.

13. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant
14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
15. Enforcement action Under Section 56 & 57 of Tamilnadu Town and country planning Act 1971 must be taken by component Authority,
16. Government Registered Electrical Contractor must be employed for wiring works during construction.

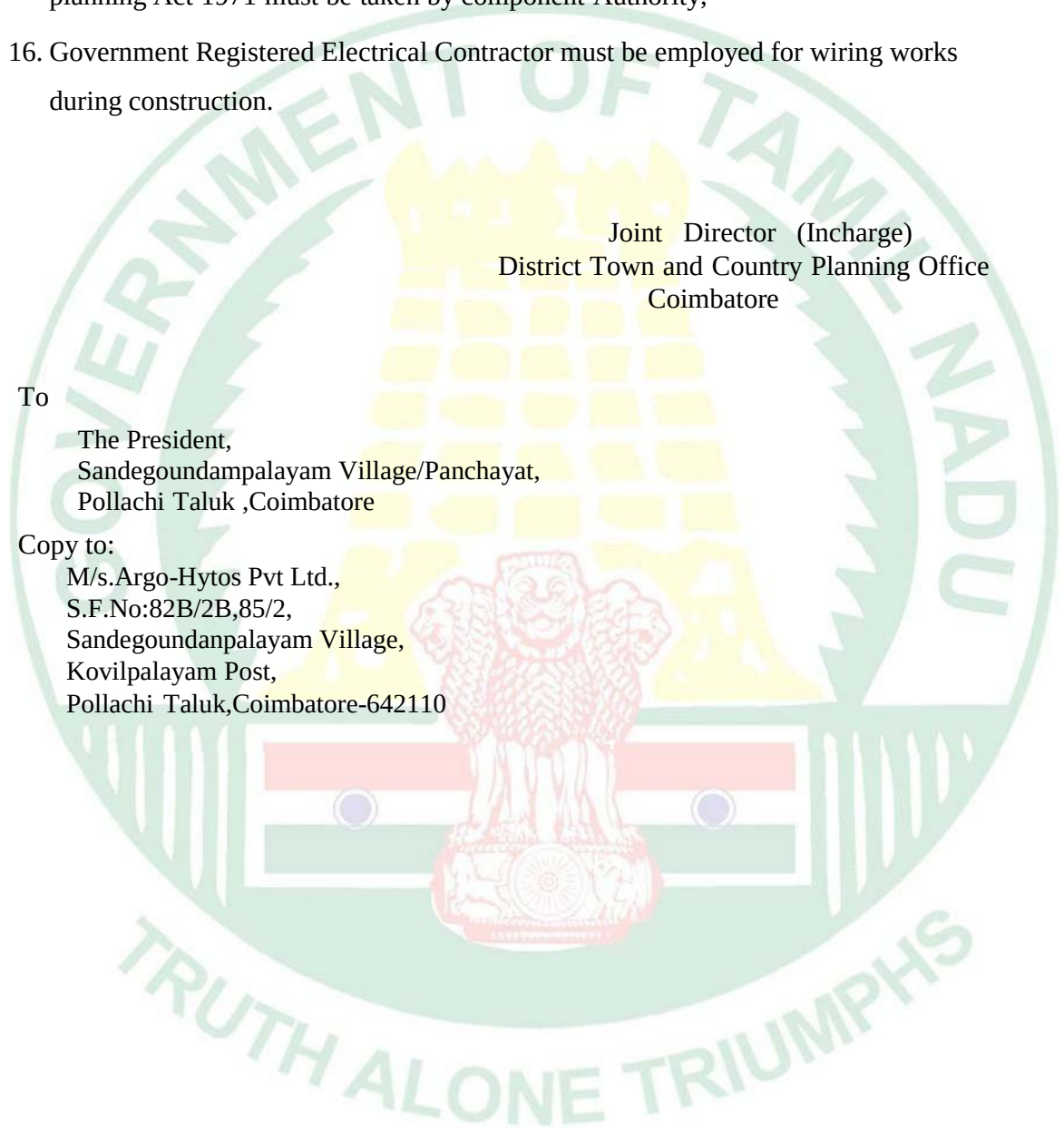
Joint Director (Incharge)
District Town and Country Planning Office
Coimbatore

To

The President,
Sandegoundampalayam Village/Panchayat,
Pollachi Taluk ,Coimbatore

Copy to:

M/s.Argo-Hytos Pvt Ltd.,
S.F.No:82B/2B,85/2,
Sandegoundanpalayam Village,
Kovilpalayam Post,
Pollachi Taluk,Coimbatore-642110



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This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

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

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Legal Opinion

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

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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What it is worth and what it costs to register.

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Guideline value by survey

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What the plan says can happen on this land.

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