

PP

APPROVAL RECORD

Planning Permission

Namakkal

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/0007426/2023**

Sir,

Subject : Industrial Building - Office of the District of Town and Country planning -Coimbatore District, Sulur Taluk - J.Krishnapuram Village – S.F.No.492/1B1,493/1,493/2,494,495,496/2A2,496/2B,497/1C1& 497/2A – for an extent of Site area 126915.00 Sqm. – FSI Area- 33572.29 sq.m Technical clearance issued from Director, directorate of town and Country Planning, Chennai - Technical Clearance Issued - Forwarded for further action - Reg.

Ref :

1. Mr.Avyukth Tamilselvan & Arjun Tamilselvan,Applied by P.Tamilselvan for his minor sons Online Application Reference No. SWP/BPA/0007426/2023, Received Dated: 10.04.2023
2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 16.04.2023
3. Assistant Director/ Joint Director (i/c) Coimbatore District Town & Country Planning Office, Inspection Report of Online Application No.SWP/BPA/0007426,Dated:10.04.2023
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.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.54 Housing and Urban Development Department, Dated : 12.03.2020.
10. Director of Town and Country Planning, Circular Letter Roc No. 7486/2009/BA2, Dated:16-04-2009.
11. Director of Town and Country Planning, Circular Letter Roc No. 21075/2009/PA1, Dated:27-06-2012.
12. Director of Town and Country Planning, Circular Letter Roc No.. 12201/2017/PA1, Dated:22-09-2017.
13. Director of Town and Country Planning, Circular Letter Roc No. 14227/2017/CP, Dated:14-12-2017.
14. Director of Town and Country Planning, Circular Letter Roc No. 4326/2019/BA2, Dated:05.02.2020
15. Joint Director Agriculture department Coimbatore Letter No : E1/242/2023, dated:12.01.2023
16. District fire & Rescue services Coimbatore district letter No : L.Dis. 1802 /C1/2022, dated : 10.02.2023
- 19, Director of Town and Country Planning, Circular Letter Roc No:4173/2022/TCP5,Dated:12.04.2022,
20. Demand payment Request Letter, Dated: 16.06.2023
21. Applicant Mr.Avyukth Tamilselvan & Arjun Tamilselvan, Applied by P.Tamilselvan for his minor sons, Tiruppur demand remittance letter dated : 22.06.2023

Fees Details

Centage Charge for Building	-	Rs. 19,000.00
Centage Charge of Land	-	Rs. 300.00
Infrastructure and Amenities Charges	-	Rs. 95,68,305.00
Display Board Charges	-	Rs. 1,500.00
Shelter Charges	-	Rs. 91,904.00

Order

With reference to the 1st Cited letter, the applicant Mr.Avyukth Tamilselvan & Arjun Tamilselvan, Applied by P.Tamilselvan for his minor sons has requested for the approval of Industrial building at Coimbatore District, Sulur Taluk, J.Krishnapuram Village, S.F.No.492/1B1,493/1,493/2,494,495,496/2A2,496/2B,497/1C1& 497/2A and for an extent of Site area 126915.00 Sq.m. Proposed Industrial Building FSI area. 33572.29 Sq.m. The site has been marked as “A to S” and concurrence for site issued vide this Director, Directorate of Town and Country Planning Department, for Industrial building FSI Area 33572.29 sq.m with Building Plan No **B.P/DTCP No. 213/2023**.

This Office Technical Clearance No-230/2023 and Duration from **23.06.2023 to 22.06.2031 (8 Years)**. Planning Permission 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 – 126915.00 sq.m.

Building details: Industrial Building

S. No	Building name	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area (Sq.m)
1.	Block-1 Cotton Godown Ground Floor	2473.98	-	2473.98
2.	Block - 2 Spinning Mill Factory (Ground Floor)	17781.44	-	17781.44
3.	Block -3 Weaving Mill Ground Floor First Floor	5282.04 349.02	- -	5282.04 349.02

4.	Block –4 Boys Hostel Ground Floor First Floor Head Room	1163.44 974.93 -	- - 78.89	1163.44 974.93 78.89
5.	Block –5 Girls Hostel Ground Floor First Floor Head Room	1886.42 1710.75 -	- - 62.12	1886.42 1710.75 62.12
6.	Block –6 Staff Quarters Ground Floor First Floor Second floor Head Room	445.35 438.40 438.36 -	- - - 40.71	445.35 438.40 438.36 40.71
7.	Block –7 Power House Ground Floor	445.66	-	445.66
8.	Block –8 Toilet	61.55	-	61.55
9.	Block –9 Boiler House Ground Floor	89.55	-	89.55
10.	Block –10 OHT & Pump Room Ground Floor First Floor	15.70 15.70	- -	15.70 15.70
	TOTAL	33572.29	181.72	33754.01

Total FSI Area - 33572.29 sq.m

Special Conditions

1. The OSR Area 12780.76 Sq.m Earmarked as 1 to 4 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.
8. NOC from TANGEDCO is to be obtained for the high tension Lower Line passing through the Site as per rule 19 Annexure XVII of TNCD&BR 2019.

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 WaterSupply,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 GO 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 GO.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. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
12. 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.
13. 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
14. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided .
15. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant

16. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
17. Enforcement action Under Section 56 & 57 of Tamilnadu Town and country planning Act 1971 must be taken by component Authority,
18. Government Registered Electrical Contractor must be employed for wiring works during construction.
19. According to letter No .8557/2019/GR dated:08.05.2019, this order is passed subject to the outcome of the writ petition WP(MD) No. 8948 / 2019.

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

Copy to:

- 1, The President,
J.Krishnapuram Village /Panchayat,
Sulur Taluk ,Coimbatore District.
2. Avyukth Tamilselvan & Arjun Tamilselvan,
Gurdian by P.Tamilselvan for his minor sons,
13/2, Palladam West Salai,
P.Vadugapalayam Village,
Palladam, Tiruppur-641664.

TRUTH ALONE TRIUMPHS

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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 you are allowed to build here: floor space, height, coverage and setbacks.

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Patta and Chitta

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EC Analyzer

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What it is worth and what it costs to register.

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