

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 ASSISTANT DIRECTOR
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: R.RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

Online Building Application Number - SWP/BPA/007565/2023

Sir,

Subject: COMMERCIAL BUILDING - Office of the District Town and Country Planning - Coimbatore District - pollachi Taluk - zaminuthukuli town Panchayat & village - S.F.NO. - 61/6A1, 6A2, 91/1A Extent of 16300.83 Sq.m - **BLOCK 1 (Existing office building) BLOCK 2 (Existing godown building I) BLOCK 3 (Existing godown building II) and BLOCK 4 (proposed Kalyanamandapam)** Building of FSI Area 2808.12 sqm -Technical clearance issued - forwarded for further action - Reg.

- Reference:
1. Applicants **Managing director** online application No. **SWP/BPA/007565/2023** Dated: 31 - 07 -2023
 2. GO Ms No 79, Housing and Urban Development Department, Dated 04.05.2017.
 3. District Officer, Fire and Rescue Department, Coimbatore Vide Letter 2605 /E1/2023 Dated. 24.02.2023
 4. Joint Director Agricultural Department Letter No. E1/4573/2023 Dated - 02.05.2023
 5. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021
 6. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.7963/2022/K2, Dated:23.04.2022.
 7. Circular from the Director of Town and Country Planning vide letter Roc No.9611/203-TCP5, Dated:25.04.2023.
 8. Circular from the Director of Town and Country Planning vide letter Roc No.7963/2022/K2, Dated:11.4.2023
 9. Circular from the Director of Town and Country Planning Vide letter Roc No.4173/2022TCP5, Dated: 12.04.2023

10. G.O Ms No138, Housing and Urban Development
Department Dated 04.06.2004.
11. G.O Ms No.86, Housing and Urban Development
Department,Dated:28.03.2012.
12. G.O Ms No 85, Housing and Urban Development
Department,Dated:16.05.2017.
13. G.O Ms No 01, Housing and Urban Development
Department,Dated:05.01.2021.
14. G.O Ms No 53, Housing and Urban Development
Department,Dated:16.04.2018.
15. G.OMsNo18,MunicipalAdministration and Water Supply
Department, Dated:04.02.2019.
16. G.OMsNo16 Municipal Administration and Water Supply
Department Dated:31.01.2020.
17. G.O Ms No 18, Housing and Urban Development
Department,Dated:04.02.2019.
18. G.O Ms No 54, Housing and Urban Development
Department,Dated:12.03.2020.
19. Circular from the Director of Town and Country Planning
videletterRocNo.7486/2009/PA2,Dated:16-04- 2009.
20. Circular from the Director of Town and Country Planning,
Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27-
06-2012.
21. Circular from the Director of Town and Country Planning,
Chennai Vide Letter Roc No.12201/2017/PA1, Dated :
22-09-2017.
22. Circular from the Director of Town and Country Planning,
Chennai Vide Letter Roc No.14227/2017/CP, Dated:14-12-2017.
23. Demand payment Request Letter, Dated: 03.05.2023 and this office
letter no. 2707/2023 dt. 21.09.2023 (Gift deed document 10718/2023
dt – 01.09.2023)
24. Applicant **Managing director** demand
remittance letter date: 31.07.2023 and
interest amout 22.09.2023

SiteArea: 16300.83 Sqm

Description	BUILD UP Area	Non FSI Area	FSI Area
BLOCK - 1			
Exisisting office building		-	
Ground Floor	129.14		129.14
First floor	129.14		129.14
Head room	16.86	16.86	
BLOCK - 2			
Exisisting Godown Building I	324.00	-	324.00
BLOCK - 3 Exisisting Godown Building II			
	1186.50	-	1186.50
BLOCK - 4 Proposed kalyana mandapam			
	1039.34		1039.34
TOTAL AREA	2824.98	16.86	2808.12

The Site has been marked as “A to I” and the site approval and technical concurrence for **BLOCK 1 (Existing office building) BLOCK 2 (Existing godown building I) BLOCK 3 (Existing godown building II) and BLOCK 4 proposed Kalyanamandapam** Building has been accorded vide SWP/LP/R(C) No.295/2023 and SWP/BP/DTCPR (C)No.46/2023. Technical Clearance has been issued with the following

common and special conditions.

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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

equate safety measures are taken during the process of construction.

3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously
4. 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.
5. “The Tamil Nadu Government in G.O.Ms.No112,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”.
6. 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.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. As per TamilNadu Combined Development and Building Rules 2019 Rule
9. 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.
 - d. The Registered Architect or Registered Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

- e. Workmanship, soundness of structure and materials used.
 - f. Quality of building services and amenities the construction of building.
 - g. Other requirements or license or clearance required on the site or premises or activity under various other laws.
10. As per the G.O in the reference 2nd cited the proposal in Non Planning Area, the final Approval shall be given by the Local authority only after collecting Rs1,000/- as scrutiny fees as per the rule 3 and 3% of the market value of the site as land use changes fees as per rule a should be collected before issuing final approval. 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–AS22709)

CONDITION:

1. The OSR area 1650.41 sqm earmarked as 1 to 6 shown in the site plan should be retained as open space reservation as per TNCDBR 2019 RULE 41 (1) explanation
2. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/ Competent Authority under Section 47A of Sub Section (1) of Section 54 may appeal to the Director/ The Government within two months from the date of on Which the Decision or order was Communicated.
3. 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.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. 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
7. 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.
8. Mosquito netting to be provided at OHT and well.

9. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 UT rap in the septic tank design to be provided.
10. Fly Ash brick sand Materials to be used Mandatory.
11. 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.
12. In case the documents submitted for approval found fake/ false the Technical Concurrence would be cancelled with out in timation to the applicant.
13. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
14. 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.
15. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Local body if the construction is done with Additional/Deviation to the approved plan before Levy of the applicable Taxes.
16. Government Registered Electrical Contractor must be employed for wiring works during construction.
17. **According to G.O.No18, Municipal Administration and Water Supply Department, Dated 04-02-2019 Construction continuation certificate Should be obtained from this office for the planning permission approved building at the time of Plinth Level and Last Story itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.**
18. The Local body issue the final permission only after demolished the existing building which is marked in the site plan " EXISTING BUILDING TO BE DEMOLISHED "
19. The applicant remitted there quired fees given below for the proposed Construction of Industrial Building

Centage Charges for Building	3,000.00/-
Centage Charges for Land	300.00/-
Display Board Charges	1500.00/-
Infrastructure and Amenities Charges	800565.00/-
CC	30417.00/-
Security deposit	400283.00/-
I&A Interest	20500.00/-

The **BLOCK 1 (Existing office building) BLOCK 2 (Existing godown building I) BLOCK 3 (Existing godown building II) and BLOCK 4 (proposed Kalyanamandapam Building)** as per the section 47A of Town and Country Planning Act 1971. The Site Approval and Technical concurrence for the commercial building has been accorded vide SWP/LP/R(C) No.295/2023 and SWP/BP/DTCPR(C) No.46 /2023 has been granted.

Encl: Building Plan Map

Joint Director(I/c)
DistrictTownandCountryPlanningOffice,
Coimbatore

To:

THE EXECUTIVE OFFICER,
zaminuthukuli town
Panchayat & village
POLLACHI Taluk, COIMBATORE DISTRICT

Copy to:

Managing director,
the pollachi agricultural
producers co – operative
marketing society Ltd
NO.K.666,
No.71A, palakkadu road,
Nallur, pollachi.

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.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.

