

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 (I/C)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT : R.RAJAGURU M.Tech.,JOINT DIRECTOR (I/C)

Online Building Plan Application – Technical

ConcurrenceApplication Number –

SWP /BPA / 009308 / 2023

Sir,

Subject: Additional Construction Building-District Townand Country Planning Office- Coimbatore District, Kinathukadavu Taluk, Mullupadi Village S.F.Nos.55/3B2A, 55/3B2B,55/3B3, and 111/1A with as it area of 47300.00sqm and FSI area of 17545.33 Sqm Industrial Building site area in Mullupadi village, S.F.Nos: 56/1A6 and 57/3 -Proposed additional site area: 17500sqm (As per patta) – Total Site area:64800Sqm- Proposed additional FSI Area:10442.79Sqm- Technical Concurrence issued – Forwarded for further action – Regarding

- Reference :
1. M/s. Texmo Precision Castings, Online Application No. SWP/BPA/0009308/2023, Dated:20.04.2023.
 2. Proceedings of the director,Town and country planning office Vide online application SWP/BPA/0009308/2023, Dated:20.04.2023. (B.P/DTCPNo: 337/2023).Dated:14-09-2023).
 3. Proceedings of the director, Town and country planning office Vide online 97/2021/TCP3, Dated: 31.03.2021 (Approval No:201/2021)
 4. Joint Director,Coimbatore District Town and Country Planning Office letter Roc. No. 3670/2020/CD, Dated: 05.10.2021(Approval No: 41'A'/ 2021)
 5. G.O.138,Housing and Urban Development Department,Dated:04.06.2004.
 6. G.O.86,Housing and UrbanDevelopment Department, Dated:28.03.2012.
 7. G.O.85,Housing and Urban Development Department, Dated:16.05.2017.
 8. G.O.01,Housing and Urban DevelopmentDepartment, Dated:05.01.2021.
 9. G.O.53,Housingand Urban Development Department,Dated:16.04.2018.
 10. G.O.18, Department of Municipal Administration and Water Supply,Dated: 04.02.2019.

11. G.O.16, Department of Municipal Administration and Water Supply,Dated: 31.01.2020.
12. G.O.54,Housingand Urban Development Department,Dated:12.03.2020.
13. G.O.79,Housingand Urban Development Department,Dated:04.05.2017.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.7486/2009/PA2, Dated: 16.04.2009.
15. Circular from the Director of Town and Country Planning,ChennaiVideLetterRoc No. 21075/2009/PA1,Dated: 27.06.2012.
16. Circular from the Director of Town and Country Planning,ChennaiVideLetterRoc No. 12201/2017/PA1,Dated: 22.09.2017.
17. Circular from theDirectorof Townand CountryPlanning,ChennaiVide LetterRoc No. 14227/2017/CP, Dated: 14.12.2017.
18. Circular from the Directo rof Town and Country Planning,ChennaiVideLetterRoc No. 4367/2019/BA2,Dated: 05.02.2020and 14.08.2021.
19. Circular from the Director of Town and Country Planning,ChennaiVideLetterRoc No. 47963/2022/K2, Dated: 23.04.2022.
20. Joint Director, Agriculture Department Noc No: E1/16232/2022. Dated :30.12.2022
21. District Fire & Rescue Services, Coimbatore District Noc No:D.Dis No.14702/E1/2023, dated : 04.10.2023..
- 22 Demand payment Request Letter,Dated:20.09.2023
- 23.Applicant M/s. Texmo Precision Castings, Coimbatore demand remittance Letter Dated: 06.11.2023

Body of the Letter:

1. With reference to the 1st Cited letter, the applicant M/s.Texmo Precision Castings, has requested for the approval of additional construction Industry building to the Planning permission has already been issued in the reference 4th cited for an FSI area of 17545.33sqm in a site area of 47300Sqm (As per patta) at S.F.Nos. S.F.Nos.55/3B2A,55/3B2B,55/3B3 and 111/1A in Kinathukadavu Taluk, Mullupadi village, Coimbatore District.
2. Now an additional site area has been added to the already approved site area at Mullupadi village, S.F.Nos:56/1A6 and 57/3 with a site area of 17500sqm(As per Patta) and put together total site area is 64800Sqm (As per Patta) with a additional FSI area of 10442.79Sqm. Also,12 buildings with an area of 2462.06sqm were demolished and constructed which have already been approved. Now an additional 10442.79Sqm of industrial use building is proposed and total put together existing and proposed FSI area is 25526.06Sqm.
3. Also, for the expansion of the Highway department in the above site, 718sqm of land was acquired in the first phase and 549sqm of land was acquired in the second phase, the remaining land area is 63533Sqm.

4. The Proposal received in the reference 1st cited for the Additional Construction Building-District Townand Country Planning Office- Coimbatore District, Kinathukadavu Taluk, Mullupadi Village S.F.Nos.55/3B2A, 55/3B2B,55/3B3, and 111/1A with as it area of 47300.00sqm and FSI area of 17545.33 Sqm Industrial Building site area in Mullupadi village, S.F.Nos: 56/1A6 and 57/3 -Proposed additional site area: 17500sqm (As per patta) – Total Site area:64800Sqm- Proposed additional FSI Area:10442.79Sqm- Technical Concurrence issued –

The application was processed as per the rules prevailing, records perused and site inspectionwas conducted. With reference to the letter 2 the Approval for the site issued and numbered as **B.P/DTCP No:337/2023**. The Technical Concurrence for Proposed Additional construction of FSI area 10442.79 Sqm.

With reference to the letter 22 cited, Demand was issued to the applicant on 20.09.2023. Applicant remitted the required fees and submitted remittance letter in this office on 06.11.2023.

Area of Site-64800.00 sqm

Proposal Additional Building Area Details

Description	FSI(Sqm)	Non FSI Area (Sqm)	Total Build up Area (Sqm)
Block- 24			
Factory Building Ground Floor	4652.91	-	4652.91
Block-25			
Toilet Block- Ground Floor	353.62	-	353.62
Block-26			
Loading Shed –Ground floor	135.00	-	135.00
Block-27			
Scrap Yard –ground Floor	344.25	-	344.25
Block-28			
ETP Building –Ground Floor	204.75	-	204.75
Block-29			
Ro Plant-Ground Floor	66.00	-	66.00
Block-30			
Turnstile Shed –Ground Floor	33.35	-	33.35
Block-31			
Factory Building –II-Ground Floor	4652.91		4652.91
Total	10442.79		10442.79
Building Demolished and Not Constructed Building			
Wax Scrap yard	22.70		
Hostel Building	152.80		
Generator Shed	134.60		
Workshop building	143.90		
Security Cabin -I	5.0		
Waste Scrap Yard	112.00		
Packing Room	759.73		
Power housing Building	243.23		
Fetling Shed	581.20		
Rest Room	151.70		
Store -2Nos	59.00		
Gowden	96.20		
Total	2462.06		

Already approved FSI Area	: 17545.33 Sqm
Demolished and not constructed	; 2462.06 Sqm
Already approved Existing building FSI Area	: 15083.27Sqm
Proposed industrial building FSI Area	: 10442.79 Sqm
Total Existing and Proposed FSI Area	:25526.06 Sqm

The Section 47 of Town and Country Planning Act 1971, for the proposed additional industrial building **DTCP/BP/R(C) No. 59/2023 and DTCP/LP/R(C) No. 366/2023 site has been marked 1-21, from 01.12.2023 to 30.11.2031 (8 Years)**. Technical Clearance has been issued with the following common and special conditions.

Special Conditions:

1. The OSR I (ear marked as-A to F) – 2793.90Sqm, OSR2 (ear marked as - G to L) 3706.45sqm, total OSR area 6500.35Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(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 Government Departments must be fulfilled scrupulously.
4. Planning Permission is issued in accordance with the provision of the Town and Country Planning Act and the rules made thereunder and does not cover the structural stability aspect 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 Surveyor 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. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. 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.
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. 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 conversion charges, before issuing the final approval.
9. 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)

General Conditions:

1. Solar water heating system to be provided for the proposed additional construction of Institutional building. Solar photovoltaic 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. Rainwater harvesting should be provided as per the direction mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
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 brick sand Materials must be used for construction.

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 references Cited Government orders & circulars centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the district officer.

The applicant remitted the required fees given below for the approval of Additional Building

Fees Details

Centage Charge for Building	-	Rs. 5000.00
Centage Charge of Land	-	Rs. 600.00
Infrastructure and Amenities Charges	-	Rs. 3061873.00
Display Board Charges	-	Rs. 1500.00
CC Charges	-	Nil
Security Deposit Charges	-	Nil
Shelter Charges	-	Rs. 32500.00

The approval Additional Building of FSI Area **10442.73 Sqm** as per Section 47 of Town and Country Planning Act 1971, **DTCP/BP/R(C) No. 59/2023** and **DTCP/LP/R(C) No. 366/2023** site has been marked 1-21, from 01.12.2023 to 30.11.2031 (8 Years) has been granted.

Encl: Building Plan Map

Joint Director (I/C)
District Town and Country Planning Office
Coimbatore.

To,

1. The President,
Mullupadi village panchayat,
Kinathukadavu Taluk,
Coimbatore District.
2. M/s Texmo PVT Ltd
No, 4/73, ATd street,
Race Course
Coimbatore South
Coimbatore-641044.

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.

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Verify My Land

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.

[/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.

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Build Scope

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

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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



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The LandLens
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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
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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.

