

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 ASSISTANT DIRECTOR
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

PRESENT : R.RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

Online Building Plan

Application Number - SWP/BPA/009317/2023

Sir,

Subject : Industrial Building – DTCP – Coimbatore District, Kinathukadavu Taluk, Pottaiyandiporambu Village - S.F.Nos. 55/4, 58/B3B1 - with a site area of 19309.00 sqm Proposal of additional Industrial building for an additional FSI area 6065.02 sqm Technical clearance issued from Director, directorate of town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

- Reference :**
1. Applicants **M/s. Cellcon Precast LLP** online application No. SWP/BPA/009317/2023 Dated: 24. 04 .2023
 2. Proceedings of the director, Town and country planning office Vide online application SWP/BPA/009317/2023 Dated: 17.08.2023 (B.P/DTCP no. -301/2023).
 3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 5. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
 6. G.O.19, Department of Municipal Administration and Water Supply, Dated: 02.03.2022.
 7. G.O.16 Department of Municipal Administration and Water Supply

- dated: 31.01.2020.
8. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
 9. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
 10. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017
 11. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
 12. G.O.166, Housing and Urban Development Department, Dated: 23.11.2018.
 13. Demand payment Request Letter, Dated : 24.08.2023. & This office Letter no. 2707/2023 dt ; 19.10.2023
 14. Applicant Cellcon Precast LLP Coimbatore demand remittance letter dated: 21.10.2023 & 26.10.2023
 15. Circular from the Director of Town and Country Planning, Roc No.4173/2022/TCP5, Dated:12.04.2022
 16. District Fire & Rescue Services, Coimbatore District, D.Dis No. 5856/E1/2023 , dated: 26.07.2023.
 17. Joint Director, Agriculture Department, Coimbatore letter No. E1/8846/2022 dated 23.07.2023.

Fees Details

Centage Charge for Building	-	Rs. 1500.00
Centage Charge of Land	-	Rs. 600.00
Infrastructure and Amenities Charges	-	Rs. 1764334.00
Display Board Charges	-	Rs. 1500.00
Shelter Charges	-	Rs. 17601.00
I&A Interest	-	Rs. 41000.00

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Additional Industrial Building in , Kinathukadavu Taluk, Pottaiyandiporambu Village - S.F.Nos. 55/4, 58/B3B1 - with a site area of 19309.00 sqm and Proposal of additional Industrial building for an additional FSI area of 6065.02 sqm Industrial building The site has been marked as "A to K" concurrence for site issued vide this office , Town and Country Planning Department and numbered as **LP/ R(C) No. 324 /2023** and as per the town and country planning authority Clearance for the Proposal of additional Industrial building FSI Area 6065.02 Sqm with Building Plan No **B.P/DTCP No: 301 /2023..** Technical Clearance has been issued with the following common and special conditions.

Area of Site – 19309.00 sqm

Industrial Building Area Details

S1.No.	Building Name	FSIArea in (Sqm)
Existing Building		
1	Block-1 (Main Unit)	2201.58
2	Block-2 (Admin block)	135.10
3	Block-3 (Staff room	77.69
	Total	2414.37
Proposed Building		
4	Block-1 (Main Unit)	5599.34
5	Block-2 (Admin block)	292.39
6	Block-3 (Staff room)	87.36
7	Block-4 (Toilet)	39.69
8	Block-5 (Canteen	18.00
9	Block-6 (Kitchen)	18.00
10	Block-7 (Security)	10.24
	Total	6065.02
	Grand total	8479.39

Already approved existing FSI area – 2414.37 Sqm. Additional FSI area – 6065.02 Sqm.

Conditions

1. The OSR area 1987.70 Sqm. Earmarked as 1 to 8 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 Government Departments must be fulfilled scrupulously.
4. Technical Concurrence 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. Technical Concurrence is issued subject to the condition that the applicant/developer and also the architect/Licensed Surveyors and the Structural Engineer associated with the 3 development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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.
6. 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 follow

Special Conditions

- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- Technical Concurrence 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. Technical Concurrence 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.
- Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
- Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 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.
- 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.
- “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 advertises, 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.
- According to letter No .8557/2019/GRdated:08.05.2019,this order is passed subject to the outcome of the writ petition WP(MD) No. 8948 / 2019.

- According to G.O No 18 Department of Municipal Administration and WaterSupply, 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 itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
- 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.

Joint Director (I/c)
District Town and Country planning Office,
Coimbatore

To,

1. **The President,
Pottaiyandiporambu
PANCHAYAT & Village
Kinathukadavu TK
Coimbatore - DT**

2. **Cellcon Precast LLP
No: 199, Venkatasamy Road ,
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.

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

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Completion and occupancy certificates, regularisation

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