

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

Application Number : SWP/BPA/011392/2023

Sir,

Subject : Industrial Building– DTCP, Chennai - Coimbatore District - Sulur Taluk- Moppripalayam Village – S.F.No: 267/4 - for an extent of Site area 20598.30 Sqm - Proposal of Existing and Additional Industrial building for FSI area 7871.44 sqm – Technical Concurrence issued – Forwarded for further action – Regarding

- Ref :
1. M/s. SCHUF SPECIALITY VALVES INDIA PVT LTD, Online Application Reference No. SWP/BPA/011392/2023, Received Dated: 06.07.2023.
 2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 24.11.2023
 3. Deputy Director, Coimbatore – Nilgiri region letter No: 263/2007/CNR/5. Dated: 13.03.2007
 4. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No.SWP/BPA/011392/2023, Dated:25.07.2023.
 5. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 8. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
 9. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
 10. G.O.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, Circular Letter Roc No. 21075/2009/PA1, Dated:27-06-2012.
 13. Director of Town and Country Planning, Circular Letter Roc No..

- 12201/2017/BA1, Dated:22-09-2017.
14. Director of Town and Country Planning, Circular Letter Roc No. 14227/2017/Spl cell, Dated:14-12-2017.
15. 15,District fire officer, Coimbatore district letter No : K.Dis

6747/E1/2023,dated : 11.05.2023

16.G.O.NO.166, Housing and Urban Development Department, Dated: 23.11.2018.

17, G.O.No; 19, Department Of Municipal Administration and Water Supply Dated: 02.03.2022

18, Director of Town and Country Planning, Circular Letter Roc No:4173/2022/TCP5,Dated:12.04.2022,

19. Demand payment Request Letter, Dated: 27.11.2023

20. M/s SCHUF SPECIALITY VALVES INDIA PVT LTD, Online Application Reference No. SWP/BPA/011392/2023 demand remittance letter dated : 07.12.2023.

Fees Details

Centage Charge for Building	-Rs.	8500.00
Centage Charge of Land	-Rs.	600.00
Infrastructure and Amenities Charges	-Rs.	2245800.00
Display Board Charges	-Rs.	1500.00
Shelter Charges	- Rs.	21365.00

Order

With reference to the 1st Cited letter, the applicant M/s. SCHUF SPECIALITY VALVES INDIA PVT LTD, has requested for the approval of Existing and Additional Industrial building at Coimbatore District , Sulur Taluk, Mopprilalayam Village, S.F.No: 267/4, for an extent of Site area 20598.30 Sqm, Proposal of Existing and Additional Industrial building of FSI area 7871.44 sqm.

The Assistant Director / Member Secretary / Joint Director (i/c) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Member Secretary / Joint Director (i/c) recommendation, the applicant request has been accepted. The Technical Concurrence is

issued under section 47 of Town and Country Planning Act, 1971 for the above revised and additional Industrial proposal numbered as B.P/DTCP No : 425 / 2023.

The area statement for the Existing and Additional Industrial building is as below.
Area of Site – 20598.30 sq.m.

Building details: Existing and Additional Industrial building

(Approval No B.P/DTCP/ Chennai No:425/2023)

Building details

Block Name	Floor Details	FSI Area in Sq.m.
Existing Approved Building		
Factory Building -1	Ground Floor	2303.14
Office Building	Ground Floor	294.13
	First Floor	276.74
	Total	2874.03
Proposed and Revised Existing Building		
Existing Revised Factory Building-1		
Factory Building -1	Ground Floor	1901.42
Office Building	Ground Floor	290.19
	First Floor	290.19
Utility Building & Power House		
	Ground Floor	357.60
	Canopy	72.77
Factory Building-2		
	Ground Floor	3999.90
	Canopy	397.91
	First Floor	298.41
Fire and PHE Pump room		
	Ground Floor	135.88
Security -2		

	Ground Floor	42.25
	Canopy	31.71
STP Pump Room		
	Ground Floor	5.76
Parking shed & Security -1		
	Ground Floor	47.45
	Total	7871.44
Already Approved FSI Area- 2874.03 Sq.m Proposed & Revised Existing FSI area – 7871.44 Sq.m		

The section 47 of Town and country Planning Act 1971, for the Existing and Additional Industrial building DTCP/R(C) No : **62/2023**. Technical Clearance has been issued with the following common and special conditions.

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. The OSR (1 to 4 area 1479.37 Sqm & 5 to 8 area 623 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.No.18 and G.O.No.16 Department of Municipal Administration and WaterSupply,Dated:04.02.2019.and 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 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. 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. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation 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. Enforcement action Under Section 56 & 57 of Tamilnadu Town and country planning Act 1971 must be taken by component Authority,
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. 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.

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

To:

1. The Executive Officer,
Moppripalayam Town Panchayat/ Village,
Sulur TK,
Coimbatore District.

Copy to:

- 1.M/s . Schuf Speciality Valves India Pvt Ltd
Door No. 6/16, Thennampalayam,
Annur Road, Ponnandampalayam,
Kaniyur Post, Moppripalayam Town Panchayat,
Sulur Taluk,
Coimbatore District - 641 659.
Mobile Number-9786250447
Email Id-srani@schuf-india.com

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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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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The registers themselves, read for you.

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Patta and Chitta

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EC Analyzer

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Approval check by survey

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

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What the plan says can happen on this land.

Land use zone finder

CMDA land use check

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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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

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