

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 MEMBER SECRETARY/ JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT : THIRU.R.RAJAGURU., M.Tech.,
ASSISTANT DIRECTOR
SWP Building Plan Application – Planning Permission
Application No - SWP/BPA/0012049/2023

Sir,

Subject :

Industrial Building - Office of the District Town and Country Planning – Coimbatore LPA - Coimbatore District – Sulur Taluk – Appanaickenpatti village - S.F.Nos. 432/2B,433/1C,433/2,433/3,433/4 Site Area :52204.45Sqm - FSI Area: 28483.70 sqm – already approved –Now additional site area has been added with already approved site area in Appanaickenpatti village S.F.Nos:434/1B2,434/1B3,434/1B4, 436/1,436/2A,436/2B1 -Proposed additional site area: 31377sqm –Total Site area: 83581.45Sqm- Proposed additional and Revised FSI Area: 48449.55Sqm – Technical clearance issued by the Director of Town and Country Planning - Planning Permission issued - forwarded for further action - Reg.

Reference :

1. M/s. VSMC LOGISTICS PARK PRIVATE LIMITED, Coimbatore Online Application No. SWP/BPA/0012049/2023, Dated: 24.07.2023.
2. The Director, Directorate of Town and Country Planning Technical Concurrence issued for SWP Building Application No. : SWP/BPA/0012049/2023 Dated: 17.08.2023
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.01, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
7. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
8. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.
10. Circular from the Director of Town and Country Planning, Vide Letter Roc

- No. 21075/2009/PA1, Dated: 27.06.2012.
11. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 12201/2017/PA1, Dated: 22.09.2017.
 12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.
 13. 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.
 14. District Officer, Fire and Rescue Department Coimbatore Licence No: 7655/D1/2023, Dated: 29-05-2023
 15. District Fire and Rescue services, Coimbatore District, Fire Noc, K.Dis No 3338/E1/2023, Dated: 03-03-2023
 16. District Fire and Rescue services, Coimbatore District, Fire Noc, K.Dis No 7252/E1/2022, Dated: 29-08-2022
 17. G.O (2D) No: 107, Housing & Urban Development (UD4(1) Department, Dated: 19-06-2023(Land use conversion Agricultural use zone in to Industrial use zone)
 18. Tamil Nadu Government Gazette No: 29, Part-VI,Section-1, Dated: 19.07.2023 Page No: 279 (Land use conversion G.O published)
 19. Director of Town and Country Planning, Proceedings Roc No. 3488/2021/Splcell, Dated: 26.02.2021.(Approval No: 123/2021)
 20. Joint Director/ Member Secretary, Coimbatore LPA, Coimbatore District Town and Country planning office, Roc No.1191/2021/LPA,Dated: 04.06.2021.(Approval No: 212/2021)
 21. Demand payment Request Letter, Dated: 25.08.2023
 22. Coimbatore Local planning Authority Resolution no: 02 dated : 03.09.2023
 23. M/s. VSMC LOGISTICS PARK PRIVATE LIMITED, Coimbatore Demand remittance letter Dated: 30.08.2023.

Fees Paid Details:

1. Centage Charge for Building	- Rs. 7000.00	Dt: 30-08-2023
2. Infrastructure and Amenities Charge	- Rs. 56,90,250.00	Dt: 30-08-2023
3. Display Board Charges	- Rs. 1500.00	Dt: 30-08-2023
4. Development Charges for Building	- Rs. 363375.00	Dt: 30-08-2023
5. Development Charges for Land	- Rs. 150547.00	Dt: 30-08-2023
6. Centage Charge for Land	- Rs. 300.00	Dt: 30-08-2023
7. Shelter charges	- Rs. 56991.00	Dt: 30-08-2023

Order

The Proposal received in the reference 1st cited letter, the applicant M/s. VSMC LOGISTICS PARK PRIVATE LIMITED, has requested for the additional and revised approval of Industrial Building to the Planning Permission has already been issued in the reference 19th cited for an FSI area of 28483.70 Sq.m in a site area of 52204.45 Sq.m at S.F Nos: 432/2B, 433/1C, 433/2,433/3,433/4, Appanaickenpatti village, Sulur Taluk, Coimbatore District.

Now an additional site area has been added to the already approved site area at Appanaickenpatti village, S.F.Nos.434/1B2,434/1B3,434/1B4,436/1,436/2A,436/2B1 with site area of 31377 Sq.m and put together total Site area: 83581.45Sq.m with a revised and additional FSI area of 48449.55 Sqm.

The application was processed as per the rules prevailing, records perused and site inspection was conducted. The proposed site falls under Agricultural land use as per approved Coimbatore Master plan and reclassified as industrial use by the Government in the reference 17th cited, the above reclassification Government order has been published in the Government Gazette in the reference 18th cited.

With reference to the 2nd cited, Technical Clearance was issued by the Director of Town and Country Planning for the additional and revised approval of Industrial building along as per Building conditions mentioned below and the Technical concurrence numbered as **B.P/DTCP No. 297/2023** on 17.08.2023.

In the continuation, With reference to the 21 cited, Demand was issued to the applicant on 25.08.2023. Applicant remitted the required fees and submitted remittance letter in this office on 30.08.2023.

Therefore, with reference to the 2, 22 and 23 cited. Planning permission is issued for the above revised and additional approval of Industrial Building under section 49 of Town and Country Planning Act 1971. The planning permission numbered as **516/2023**.

Planning Permission No: 516/2023 and Duration of Permission from **12.09.2023** to **11.09.2031** (8 Years).

Revised & Additional Proposed Building Area Details

Area of Site – 83581.45 Sq.m

Building details: Industrial Building

Sl.No.	Description	FSI (Sq.m)	Non-FSI (Sq.m)	Total (Sq.m)
A	Block – 1			
	Factory Area of Ground Floor	10026.33	-	10026.33
	Block – 2			
	Factory Area of Ground Floor	19332.24	-	19332.24
	Block – 3			
	Factory Area of Ground Floor	12956.78	-	12956.78
	Block - 4			
	Factory Area of Ground Floor	4899.52	-	4899.52
	Sub- Total (A)	47214.87	-	47214.87
B	Incidental / Others Structures			
	Servant Room 1	55.00	-	55.00
	Servant Room 2	59.17	-	59.17
	Servant Room 3 & Toilet	176.54	-	176.54
	Servant Room 4	50.60	-	50.60
	Servant Room 5	92.95	-	92.95
	Servant Room 6	92.30	-	92.30
	Watchman Booth 1	17.36	-	17.36
	Watchman Booth 2	19.25	-	19.25
	Watchman Booth 3	12.90	-	12.90
	Watchman Booth 4	12.24	-	12.24
	Toilet 1	85.80	-	85.80
	Ground Floor of Toilet 3	93.00	-	93.00
	First Floor – Drivers Room	75.00	-	75.00
	Canteen – 1	124.25	-	124.25
	Canteen – 2	87.04	-	87.04
	Pump Room 1 & Cycle Shed	119.68	-	119.68
	Pump Room 2	61.60	-	61.60
	Sub – Total (B)	1234.68	-	1234.68
	Total Built up Area (A+B)	48449.55	-	48449.55

Total Revised and Proposed additional FSI Area = 48449.55 Sq.m

The Planning permission issued with the following Special and General Conditions:-

Special condition:

1. The OSR I (ear marked as – A to D) – 2399.77, OSR2 (ear marked as – E to M) 5994.58 Sq.m, Total OSR Area: 8394.35 Sq.m. 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. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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.
4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. 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.
6. 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.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. Patta channel passing through the site is to be re routed without changing the entry and exit points and slope of the channel is to maintained for free flow of water.
10. 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.

- d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility 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 licenses or clearance required for the site or premises or activity under various other laws.

Condition:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
2. This Permit is furnished by virtue of power delegated by Coimbatore Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
3. 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 under Section 49 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.
4. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority.
 - i).If the details given by the applicant are found to be false (or)
 - ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.
5. 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.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. 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.
9. 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.
10. Mosquito netting to be provided at OHT and well.
11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 Trap in the septic tank design to be provided.
12. Fire rescue equipment should be provided as per Rules.

12. Fly Ash bricks and Materials to be used Mandatory.
13. 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 professionals details at the place of construction.
14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
16. 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.
17. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
18. Government Registered Electrical Contractor must be employed for wiring works during construction.

The applicant remitted the required fees given below for the proposed of Industrial Building. The planning permission is issued the Proposed Industrial Building, as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No.516/2023** and Duration of Permission from **12.09.2023 to 11.09.2031** (8 Years) has been granted and further action shall be taken by Local body.

Encl: Building Plan Map

Member Secretary /Joint Director (i/c),
Coimbatore local Planning Authority,
Coimbatore.

To:

The President,
Appanaickenpatti Panchayat,
Coimbatore-641402.

Copy to:

M/s.VSMC LOGISTICS PARK PRIVATE LIMITED
2074/2, 4th Floor,
SS Tower, Trichy Road,
Singanallur,
Coimbatore – 641005.
Mobile Number-8778352262
Email Id-vsmclogisticspark@gmail.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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The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

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Seller background check

Approval check by survey

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

Value and duty

What it is worth and what it costs to register.

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Guideline value by survey

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

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