

PP

APPROVAL RECORD

Planning Permission

Perambalur
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.



EDINGS OF THE ASSISTANT DIRECTOR /JOINT DIRECTOR (FAC)
IBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
ENT: G.PURUSHOTHAMAN., B.E., M.plan., ASSISTANT DIRECTOR

Application Number :SWP/BPA/0117417/2024

Industrial Building – Coimbatore District – Kinathukadavu Taluk, Nallatipalayam Village, S.F.Nos. 340/2, 355/2B, 356/1&357/1 and Mullipadi Village, S.F.No.21 in Site area of 88150Sq.m - FSI area of 23753.02Sq.m – Technical Concurrence issued by Directorate of Town and Country Planning – Forwarded for further action – Regarding.

- Reference
1. Applicant. M/s.Vandewiele Savio India Private Limited, Online Application Reference No. SWP/BPA/0117417/2024, Dated: 01.02.2024.
 2. Assistant Director / Joint Director (i/c), Coimbatore District, Town and country Planning Office, Inspection Report of Online Application No.SWP/BPA/0117417/2024, Dated:07.02.2024.
 3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
 5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
 6. G.O.No.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.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 9. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
 10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 11. . Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017
 13. . Joint Director, Agriculture Department, Coimbatore District, Letter No.C-1/12190/2023,dated:17.10.2023.
 14. Tamil Nadu Fire and Rescue Services Department, District Officer, Fire & Rescue Services, Coimbatore, K.Dis.No.19520/D1/2023, Dated:19.12.2023
 15. Tamil Nadu Pollution Control Board, Consent to operate order No.2305152677794,Dated:11.08.2023. Proceedings No. F.3105CBS/GL/DEE/ TNPCB/ CBS/ W/ 2023, Dated:11.08.2023.
 16. Tamil Nadu Pollution Control Board, Consent to operate order No.2305252677794,Dated:11.08.2023. Proceedings No. F.3105CBS/GL/DEE/ TNPCB/ CBS/ A/ 2023, Dated:11.08.2023.
 17. Demand payment Request Letter, Dated:24.11.2024 & 17.12.2024
 18. Applicant demand remittance letter date:29.11.2024 & 18.12.2024

The applicant remitted the required fees given below for the proposed Construction of this Industrial Building

Centage Charges for Building	Rs.23000.00/-
Centage Charges for Land	Rs.2100.00/-
Display Board Charges	Rs.1,500.00/-
Infra structure and Amenities Charges	Rs.67,83,87.00/-
Development Charges for Building	Rs.1,78,658.00/-
Development Charges for Land	Rs.1,32,225.00/-
CC Charges	N/A
Security Deposit Charges	N/A
Premium FSI	N/A
Shelter Charges	Rs.73,835.00/-

Order:-

1. With reference to the 1st Cited letter, the Applicant. M/s.Vandewiele Savio India Private Limited, has requested for the approval of Industrial Building at Coimbatore District, Kinathukadavu Taluk, Nallatipalayam Village, S.F.Nos.340/2, 355/2B, 356/1 & 357/1 and Mullipadi Village, S.F.No.21 in Site area of 88150Sq.m with a FSI area of 23753.02Sq.m.

Assistant Director / 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 / Joint Director (i/c), recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to J” . The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal by The Director, Town and Country Planning ,Chennai has numbered as B.P/DTCP No: 407 /2024.

This Office Technical Clearance No: 90 /2024. Technical concurrence has been issued with the following common and special conditions.

2. The area statement for the Proposed Industrial building (Orange Category) is as below.
Area of Site- 88150sq.m (As per Patta)

Area of Site- 88150sq.m (As per Patta)

Proposed Industrial Building Area Statement in Sqm

Block Details	Floor Details	FSI (Sqm)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
1	BLOCK- A (Production Hall)			
	Ground Floor	5835.29	-	5835.29
2	BLOCK- B (Production Hall)			
	Ground Floor	9868.86	-	9868.86
3.	BLOCK- C (Office)			
	Ground Floor	1957.68	-	1957.68
	First Floor	1512.00	-	1512.00

	Head Room	-	47.40	47.40
4	BLOCK – D (Watchman Booth)			
	Ground Floor	10.02	-	10.02
5	BLOCK – E (Genset Room)			
	Ground Floor	492.13	-	492.13
6.	BLOCK – F (Power House & Labour Room)			
	Ground Floor	257.99	-	257.99
	First Floor	257.99	-	257.99
7	BLOCK – G (Canteen)			
	Ground Floor	1094.85	-	1094.85
8	BLOCK – H (Storage Room)			
	Ground Floor	769.13	-	769.13
9	BLOCK – I (Spare Room)			
	Ground Floor	502.06	-	502.06
10	BLOCK – J (Toilet)			
	Ground Floor	24.34	-	24.34
11	BLOCK – K (Gas Station)			
	Ground Floor	52.00	-	52.00
12	BLOCK – L (ETP Room)			
	Ground Floor	370.72	-	370.72
13	BLOCK – M (Private Prayer Hall)			
	Ground Floor	13.32	-	13.32
14	BLOCK – N (Office Room)			
	Ground Floor	244.88	-	244.88
	First Floor	244.88	-	244.88
	Second Floor	244.88	-	244.88
	Total	23753.02	47.40	23800.42

FSI Area : 23753.02Sqm

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

1.	The OSR (earmarked as “1 to 5”) 8932.68Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i).
2.	Environmental clearance is to be obtained.
3.	It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4.	Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5.	Planning Permission 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.
6.	Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7.	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.
8.	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.
9.	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 Industrial 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.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 GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9.	Fly Ash bricks and 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 professional's 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 are by the District Town and Country Planning Office, Coimbatore.
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 Tamil Nadu Town and country planning Act

	1971 must be taken by component Authority,
15.	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 conversation charges, before issuing the final approval <u>Head of Account:</u> 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)

Encl: Building Plan Map

The Assistant Director / Joint Director(i/c),
District Town and Country planning office,
Coimbatore District

To

1. The President ,
Nallatipalayam Village and Panchayat,
Kinathukadavu Taluk,
Coimbatore - 642003.
2. The President ,
Mullupadi Village and Panchayat,
Kinathukadavu Taluk,
Coimbatore - 642003.

Copy To

Vandewiele Savio India Private Limited
340 MULLUPADI VILLAGE & NALLATTIPALAYAM VILLAGE
TAMARAIKULAM KINATHUKADAVU

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.

