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APPROVAL RECORD

Planning Permission

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 (FAC)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: G.PURUSHOTHAMAN., B.E., M.Plan.,,
ASSISTANT DIRECTOR /Joint Director (FAC)
Online Application Number: SWP/BPA/ 0481334/2025

Subject : Revised and Proposed additional Construction of Industrial Building (Category - Green)- Coimbatore District Town and Country Planning office - Coimbatore District - Sulur Taluk - Kaduvettipalayam Village - S.F.No:349/1, 2, 3, 4, 5, 6, 7: 353/3, 4,354/1, 2, 3, 4, 5, 6, 7, 8, 9, 10pt, 11 & 359/5 - Site area of 83050 sq.m (As per Patta) - FSI area of 16192.43sqm - Already Approved - Now Proposed additional FSI Area:8096.34sqm - Total already approved, revision to already approved and proposed additional FSI area put together is 24288.77 Sqm - Technical Concurrence issued - Forwarded for further action - Regarding.

Reference	1. Applicants M/s. Aspire Textiles LLP, Online Application Reference No.SWP/BPA/ 0481334/2025, Received Dated:28.03.2025. 2. Technical Clearance Issued by Director of Town and Country Planning, Chennai vide, Reference No.SWP/BPA/ 0481334/2025 dt.25.10.2025 3. Assistant Director/ Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No.SWP/BPA,0481334/2025, Dated:08.04.2025. 4. Director of Town and Country Planning, Chennai Online Application Reference No. SWP/BPA/007939/2023, Dated:04.08.2023 (Technical Concurrence No:282/2023) 5. Assistant Director/Joint Director(i/c), Coimbatore District Town and Country Planning Office, Online Application Reference No.SWP/BPA/007939/2023, Dated:05.09.2023. (Planning Permission No.287/2023)
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		6. G. O (Ms) No.86, Housing and Urban Development Department, Dated:28.03.2012 7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017 8. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021. 9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019. 10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020. 11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020 12. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017. 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009. 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017. 15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017. 16. G.O.Ms.No.225, Housing and Urban Development[UD4(1)], Department, Dated: 26.12.2024. 17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and14.08.2021 18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.7963/2022/K2, dated 23.04.2022 19. Circular from the Director of Town and Country Planning Vide letter Roc No. 9611/203.TCP5, Dated:25.04.2023. 20. Circular from the Director of Town and Country Planning videletter Roc No.7963/2022/K2, Dated:11.4.2023 21. Circular from the Director of Town and Country Planning Vide
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	letter Roc No.4173/2022TCP5, Dated:12.04.2023 22. G.O(M. s) No. 138, Housing and Urban Development Department Dated:04.06.2004. 23. G.O(Ms)No -53,Housing and Urban Development Department, Dated:16.04.2018 24. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 25. Circular from the Commissioner of Town and Country Planning, Roc no:19992/2011(1)/Special Cell dated 31.05.2018. 26. District Fire Officer, Tamil Nadu Fire & Rescue Services, Coimbatore District, K.Dis.No.344/E1/2025, Dated: 20.01.2025. 27. Joint Director, Agriculture Department, Coimbatore District, Roc. No. E1/2391/2021, Dated:23.03.2021. 28. District Environmental Engineer, Tamil Nadu Pollution Control Board, Coimbatore South, Renewal of Consent order No. 2509167571302, Dated:30.05.2025, Proceeding No.F.4162CBS/OL/DEE/ TNPCB/ CBS/W/2025. 29. District Environmental Engineer, Tamil Nadu Pollution Control Board, Coimbatore, Renewal of Consent order No.2509267571302, Dated:30.05.2025, Proceeding No.F.4162CBS/OL/ DEE/ TNPCB/ CBS/A/2025. 30. Ministry of Environment, Forest and Climate Change, Issued by the State Environment Impact Assessment Authority (SEIAA), Tamil Nadu), EC Identification No.EC25C3803TN5781213N, File No:12514, Category: B2, Dated: 04.09.2025 31. Demand payment Request letter dated. 27.10.2025. 32. Applicants, Demand Remittance letter dated. 26.01.2026
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Order

With reference to the 1st Cited letter, the applicantthe applicant M/s. Aspire Textiles LLP, Represented by its Designated Partner Thiru.P.Sathish Kumar has requested for the approval for the approval of revised and additional Construction of Industrial building in addition to the Technical Approval has already been issued in the reference 4th cited for an FSI area of 16192.43 sqm in a Site Area of 83050.00 sqm (As per Patta) at Coimbatore District, Sulur Taluk, Kaduvettipalayam Village in S.F.No:349/1, 2, 3, 4, 5, 6, 7, 353/3, 4, 354/1, 2, 3, 4, 5, 6, 7, 8, 9, 10pt, 11 & 359/5.

In the above already approved site the applicant has requested for the approval of revision to already approved for the Existing Revised and Additional Proposed Cotton Spinning and Weaving industrial building with a FSI area of 8096.34sqm. Total already approved and proposed additional FSI area put together is 24288.77 Sqm.

The Technical Clearance for the above said proposal has been issued by the Director of Town and Country planning, Chennai, under section 47A of Town and country planning Act, 1971 vide reference 2nd cited above and the boundary of the site has been marked as "A to N" and numbered as B.P/DTCP/No.529/2025.

The Technical Clearance id issued under section 47A of Town and country planning Act, 1971 for the above proposal and numbered SWP/BP/DTCPR(C)No. 19/2026 , Technical clearance has been issued with the following common and Special conditions.

Area of Site - 83050.00sq.m (As per Patta)

Area of Site - 82960.56sq.m (As per Document)

Area of Site - 82529.69sq.m (As per Superimposed)

The area statement for the Revised and proposed additional Industrial building (Category - Green) is as below.

Block No	Description	FSI Area sqm	Non FSI sqm	Total Built-up Area
Revision and addition to already approved				
7	Office Building			
	Ground Floor	500.96	-	500.96
8	Hostel			
	Ground Floor	1531.01	299.46	1830.47
	First Floor	1531.01	299.46	1830.47
	Terrace Floor	-	61.13	61.13
	Sub Total	3062.02	660.05	3722.07
Total		3562.98	660.05	4223.03
Proposed Building				
9	Loom Shed			
	Ground Floor	7140.54	187.02	7327.56
10	Power House			
	Ground Floor	488.31	-	488.31
	First Floor	313.51	-	313.51
	Sub Total	801.82	187.02	801.82
Total		7942.36	187.02	8129.38

Already Approved FSI Area (A) : 16192.43Sqm

Removed from already approved FSI area : (-) 3409.00Sqm

(office Building & Hostel Building)

Revision and addition to already approved : 3562.98Sqm

(office Building & Hostel Building)

Proposed additional FSI Area : 7942.36Sqm

Total FSI Area : 24288.77Sqm

FSI -24288.77/82529.69 = 0.294

Building Height : 7.46 (Maximum)

Total Power : 2650 HP

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

Special Conditions:

1. The OSR (earmarked as 1 to 5) 8355.55Sqm, shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1) (i).
2. Conditions stipulated in the NOC cited in the reference 26th issued by Tamil Nadu Fire and Rescue Services Department, Coimbatore District is to be followed scrupulously.
3. Conditions stipulated in the Renewal of Consent order cited in the reference 28 & 29 issued by District Environmental Engineer, Tamil Nadu Pollution Control Board, Coimbatore South is to be followed scrupulously.
4. Conditions stipulated in the Environmental clearance cited in the reference 30 issued by Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), Tamil Nadu is to be followed scrupulously
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. Building 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.

8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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. 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.

10. 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.
11. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
12. Building to be Used Strictly as per mentioned purpose in Approved Building Plan
13. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage
14. As per Tamil Nadu Combined Development and Building Rules 2019 Rule, 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. record as the case may be, shall be responsible for defects in the

design.

- c. Structural Reports, Structural Drawing and Structural aspects.
- d. The Registered Architect or Register Engineer and Structural Engineer on
- 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 or the site or premises or activity under various there laws.

General Conditions :-

1. The Building permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47A)
2. if the application applied under 47A or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country
3. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant
4. Solar water heating system to be provided to the revised and proposed additional construction of industrial building. Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. 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.
8. 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.

9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
11. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials must be used for construction.
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 municipality/BDO/UE engineer details at the place of construction.
15. Government Registered electrical Contractor must be employed for wiring works during construction
16. Seismic Resistance Procedure to be Follow
17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Local body if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes
20. The Applicants/developer and also the architects/RE/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.
21. The installation of closed-circuit television units in Public Buildings shall be in accordance with Annexure XXI of TNCBR -2019 rules.

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

Scrutiny Charges	Rs.1,69,242.00/-	28.03.2025
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Centage Charges for Building	Rs. 15,000.00/-	26.01.2026
Centage Charges for Land	Rs. 300.00/-	26.01.2026
Display Board Charges	Rs.1500.00/-	26.01.2026
Infra structure and Amenities Charges	Rs. 2394261.00/-	26.01.2026
Shelter Charges	Rs.30035.00/-	26.01.2026
Development Charges for Building	Rs.196395.00	26.01.2026
Development Charges for Land	Rs. 151564.00	26.01.2026
CC Charges	Not Applicable	
Security Deposit Charges	Not Applicable	
OSR Charges	Not Applicable	
Premium FSI	Not Applicable	

Joint Director (I/c)
District Town and Country Planning office,
Coimbatore District

To
The Special Officer/ The Block Development Officer,
Kaduvettipalayam Village panchayat,
Sulur Taluk, Coimbatore District.

Copy To

M/S Aspire Textiles LLP,
8/1, Thudiyalur Road,
Natthammedu Thottam, Kovilpalayam, Sarkarsamakulam,
Coimbatore- 641107,
Cell.7418300600, 9894254088,
E mail.info@aspiretextiles.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.

[/landlens/one](#)



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.

[/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

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.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

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
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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

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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.

