

PP

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 MEMBER SECRETARY/JOINT DIRECTOR (FAC)

COIMBATORE LOCAL PLANNING AUTHORITY

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Mr.G.PURUSHOTHAMAN, B.E., M.PLAN.,

Online Building Plan Application - Planning permission

Application Number - SWP/BPA/633011/2025



NHRB - Industrial Building (Category – Green) – District Town and Country Planning – Coimbatore District - Coimbatore Local Planning Area – Suler Taluk – Suler Town Panchayat/Village – S.F.Nos : 394/2B2, 2B3, 2B4, 3, 395/3A, 3B, 396/1B, 2, 3B and Kangeyampalayam Panchayat/Village, S.F.Nos : 40/1A, 41/1B1, 1A1B2, 1A2A, 1A2B, 2A for an extent of site area 109764.00 sqm (As pr Patta) Proposed construction of Industrial Building for a FSI area 47561.30sqm – Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action – Reg

Reference:

1. Applicant **M/s.Bull Machines Private Limited**, Coimbatore Online Application Reference No. SWP/ BPA / 0633011/ 2025, Received on 26.08.2025.
2. Director of Town and country Planning, Chennai Online Application No. SWP/BPA/633011/2025, Dated:24.11.2025 (Technical concurrence issued vide No. B.P/DTCP No: 580 /2025)
3. Member Secretary/Joint Director (IC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/633011/2025, Dated: 05.09.2025
4. G.O (Ms) No : 86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O (Ms) No : 85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O (Ms) No : 01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O (Ms) No : 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O (Ms) No : 16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O (Ms) No : 54, Housing and Urban Development Department, Dated: 12.03.2020.
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. G.O.Ms.No.225, Housing and Urban Development Department, Dated:26.11.2024.

14. G.O.Ms.No.171, Housing and Urban Development Department, (UD4(1), Dated: 30.10.2025.
15. District Fire & Rescue Services, Coimbatore District, PP NOC No: 4930/NOC/NMSB/2025, Serial No:3076/2025,Dated:28.10.2025. (Online Token ID:325228)
16. District Environmental Engineer, Coimbatore Proceedings No:F.0948CBS/GL/DEE/TNPCB/CBS/W/2025,Date:07.08.2025, Renewal of Consent order No:2509169363076,Date:07.08.2025.
17. District Environmental Engineer, Coimbatore Proceeding No : F.0948CBS/GL/DEE/TNPCB/CBS/A/2025, Date:07.08.2025, Renewal of Consent order No:2509269363076, Date:07.08.2025.
18. State Environment Impact Assessment Authority (SEIAA), Tamil Nadu, File No : 13157, Dated : 06.06.2026.
19. District Collector, Coimbatore NOC for culvert construction across the channel in the S.F.No:394/1 Roc No.E3705486/2025/ஆ 3, Dated : 02.02.2026.
20. Demand payment Request Letter, Dated: 25.11.2025.
21. **Applicant M/s.Bull Machines Private Limited**, Coimbatore demand remittance letter dated: 03.12.2025.

Fees Details

Scrutiny Fees	Rs.257906.00/-	Online receipt No. 20250826633011 Dated : 26.08.2025
Centage Charge for Building	Rs.8000.00/-	E Challan No : 20251126017712
Centage for Land	Rs.1800.00/-	Dated : 26.11.2025
Infrastructure and Amenities Charges	Rs. 13557450.00/-	
Development Charge for Building	Rs. 713550.00	Online receipt No. 20251203633011
Development Charge for Land	Rs. 329310.00/-	Dated : 03.12.2025
Display Board Charges	Rs. 1500.00/-	
Shelter Fund Charges	Rs. 407415.00/-	E Challan No : 20251128011431 Dated :29.11.2025

ORDER

With reference to the 1st cited letter, the applicant **M/s.Bull Machines Private Limited**, Coimbatore has requested for the approval of Industrial Building (**Category – Green**) at Coimbatore District, Coimbatore Local Planning Area, Suler Taluk, Suler Town Panchayat/Village, S.F.Nos : 394/2B2, 2B3, 2B4, 3, 395/3A, 3B, 396/1B, 2, 3B and Kangeyampalayam Panchayat/Village, S.F.Nos : 40/1A, 41/1B1, 1A1B2, 1A2A, 1A2B, 2A for an extent of site area 109764.00 sqm (As pr Patta) Proposed construction of Industrial Building for a FSI area 47561.30sqm.

The 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 (FAC) recommendation, the applicant request has been accepted and the boundary of the site has been marked as **“1 to 20” and “21 to 40”**

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 580/2025**. This Office **Planning Permission No : 535/2026** and valid for a duration of 8Years from the date of e-sign.

The area statement for the Industrial Building is as below. (Category – Green)

Area of site – 109764.00 sqm (As per Patta)

Block No	Description	FSI Area Sqm	Non FSI Sqm	Total Built-up Area Sqm
1	Industrial Building – Block 1			
	Ground Floor	44727.44	-	44727.44
	First Floor	975.19	-	975.19
	Sub Total	45702.63	-	45702.63
2	Power House - Block 2			
	Ground Floor	68.23	-	68.23
3	Labour Quarters - Block 3			
	Ground Floor	318.31	-	318.31
	First Floor	318.31	-	318.31
	Sub Total	636.62	-	636.62
4	Security Record Room - Block 4			
	Ground Floor	27.51	-	27.51
5	Security Office – Block 5			
	Ground Floor	54.93	-	54.93
6	Pump Room – Block 6			
	Ground Floor	37.09	-	37.09
7	Power House – Block 7			
	Ground Floor	80.00	-	80.00
8	STP & Pump Room– Block 8			
	Ground Floor	22.68	-	22.68
9	Cycle Stand (1 to 10)	931.61	-	931.61
	Total	47561.30	-	47561.30

FSI Area - 47561.30Sqm

FSI - $47561.30/109764.00 = 0.433 < 2.00$

Total Number of Dwellings - 26 Nos.

Planning Permission has been issued with the following common and special conditions.

Special Conditions

1. The OSR (earmarked as “ A to D”) area **11656.60Sqm** shown in the site plan should be retained as Open Space Reservation as per TNCDDBR, 2019 Rule No.41 (1) (i).
2. Conditions stipulated in the NOC cited in the reference 15th issued by District Fire Officer, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

3. Conditions stipulated in the NOC cited in the reference 16 & 17 issued by District Environmental Engineer, Tamil Nadu Pollution Control Board is to be followed scrupulously.
4. As per GO cited in the reference 14, Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car and two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points
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. 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.
8. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical Concurrence 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.
11. 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.
12. 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.

General Conditions

1. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal with in Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority
 - 1.If the details given by the applicant is found to be false(or)
 2. If the applicant fails to follow the rules and Norms, the Member Secretary Concern can cancel or revise the planning permission issued.
4. 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 WaterSupply, 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 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials to be used Mandatory.As per GO 16 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.
14. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Planning Permission 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.

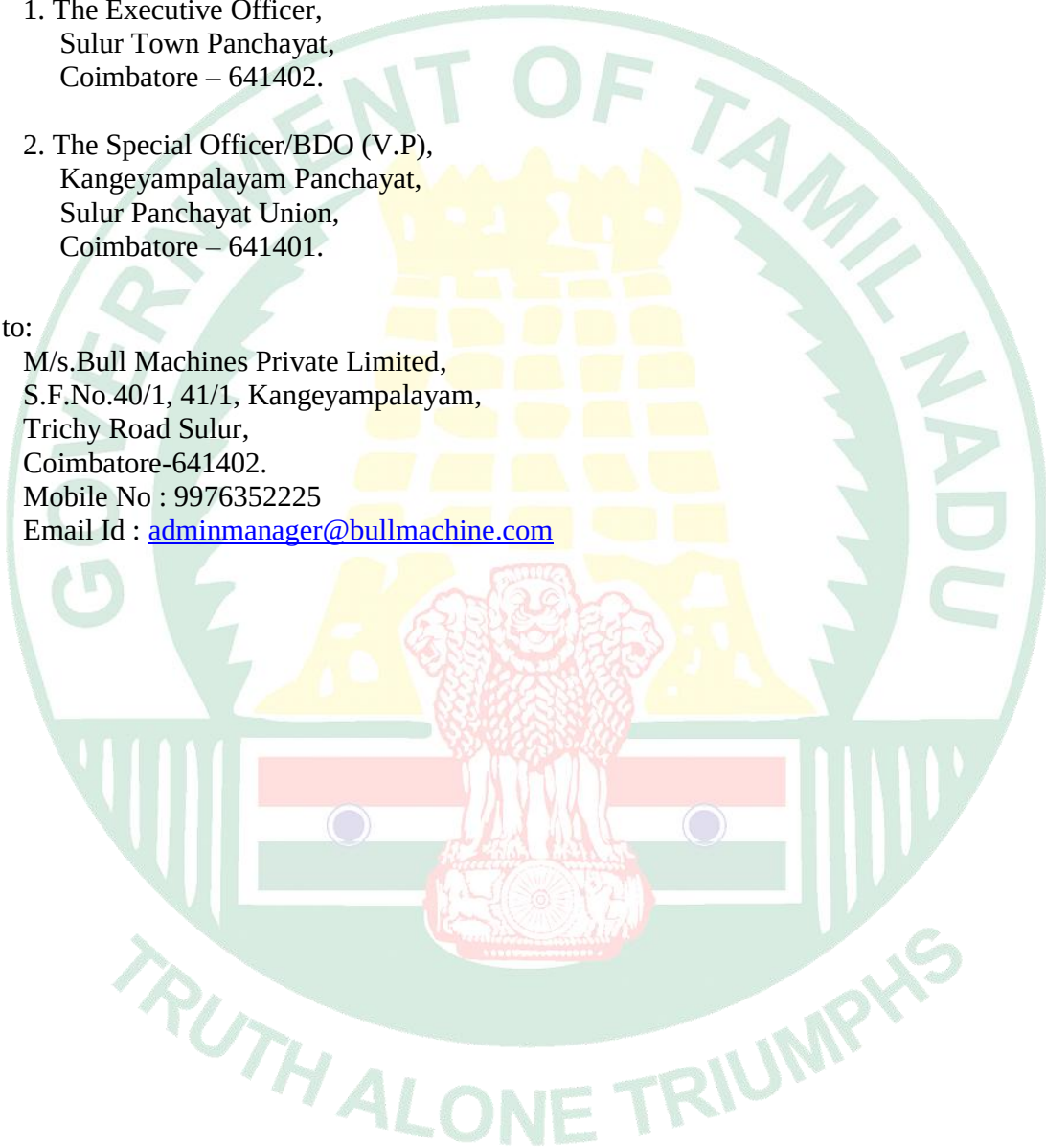
E-signed
Member secretary / Joint Director(I/c)
District Town and Country planning Office,
Coimbatore District

To,:

1. The Executive Officer,
Sulur Town Panchayat,
Coimbatore – 641402.
2. The Special Officer/BDO (V.P),
Kangeyampalayam Panchayat,
Sulur Panchayat Union,
Coimbatore – 641401.

Copy to:

M/s.Bull Machines Private Limited,
S.F.No.40/1, 41/1, Kangeyampalayam,
Trichy Road Sulur,
Coimbatore-641402.
Mobile No : 9976352225
Email Id : adminmanager@bullmachine.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.

[/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.

