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.

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PROCEEDINGSOF THE JOINT DIRECTOR (FAC)

TORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Mrs.V.B.PAVITHRA, B.Arch., M.U.R.P.,

ASSISTANT DIRECTOR /JOINT DIRECTOR (FAC)

Online Application Number: SWP/BPA/0745038/2026

Subject : **NHRB – Air End, Top Block, Air Compressor Spares and Compressor Packages (Green Category)** – Revision & Proposed Additional Industrial Building – CTCP, Chennai – Coimbatore District, Kinathukadavu Taluk, Kodangipalayam Village – S.F.Nos:221/1, 2, 3, 4pt, 5; 222/1, 2; 223/1pt, 2; 225/1, 2; 226/1, 2C; 227/1, 2A, 2B, 2C1pt; 228/1, 2A; 229/B1, B2, B3; 232/B1, B2; 234/B1; 264/B1 and 264/B2 – Site Area:290442.00Sqm with FSI Area:31418.51Sqm has been already approved – Now, additional site area 42600 Sq.m. added in S.F.Nos: 226/2B1 & 235/2A and land acquired by Railway Department 3050.00sqm (As per Patta) in S.F.Nos. 223/1, 232B/1A and 264B/1A – Now Revised S.F.Nos: 221/1, 2, 3A, 3B, 4pt, 5; 222/1A, 1B, 2; 223/2; 225/1; 226/1, 2C; 227/1, 2A, 2B, 2C1pt; 228/1, 2A; 229B/1, 2, 3; 232B/1B, 2; 264B/1B, 2; 226/2B1 & 235/2A with the site area of 330360.00Sqm - Already approved not constructed FSI area: 1606.43Sqm - Now additional FSI area is 18332.99Sqm – Total already approved retained and additional FSI area put together is 48145.07Sqm - Technical Concurrence issued by the Commissioner, Town and Country Planning – Technical Clearence issued and forwarded for further action - Reg.

Reference :

1. Applicant. M/s.ELGI Equipments Limited, Online Application No. SWP/BPA/0745038/2026, Dated:06.01.2026.
2. Technical Concurrence Issued by Commissioner of Town and Country Planning, Chennai vide, Reference No. SWP/BPA/0745038/2026 dated 23.07.2026.
3. Deputy Director (i/c), Coimbatore Region, Proceedings Roc No. 1875/2012/CR-4, Dated:26.10.2012. (Approval No: 23/2012)

4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O.No.79,Housing and Urban Development Department, Dated:04.05.2017.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Roc. No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. G.O.Ms.No.225, Housing and Urban Development Department, Dated:26.11.2024
15. G.O.(Ms) No.154, Housing and Urban Development Department, (UD4(1)), Dated: 07.10.2025.
16. G.O.(Ms) No.155, Housing and Urban Development Department, (UD4(1)), Dated: 08.10.2025.
17. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated: 30.10.2025
18. Joint Director, Agriculture Department, Coimbatore District, Letter No. E1 /191 /2026, dated: 22.01.2026.

19. District Officer, Tamil Nadu Fire & Rescue Services, Coimbatore, PP NOC No: 7462/NOC/NMSB/2026, Serial No.96/2026, Dated:22.01.2026. (Online Application Token No:359811)
20. District Environmental Engineer, Tamil Nadu Pollution Control Board, Coimbatore South, Renewal of Consent to Operate order No. 2508263293681, Proceedings No.F.0446CBS/ GL/ DEE/ TNPCB/CBS/A/2025, Dated:14.03.2025 (Green Category)
21. District Environmental Engineer, Tamil Nadu Pollution Control Board, Coimbatore South, Renewal of Consent to Operate order No.2508163293681, Proceedings No.F.0446CBS/GL/DEE/ TNPCB/CBS/W/2025, Dated:14.03.2025 (Green Category).
22. State Environment Impact Assessment Authority (SEIAA), Tamil Nadu, File No. 13439 and reference No. SIA/TN/INFRA2/568999/2026 dated 16.09.2026.
23. Demand payment Request letter dated. 27.07.2026.
24. Applicants, Demand Remittance letter dated. 30.07.2026.

The applicant remitted the required fees given below for the Revision & Proposed Additional Industrial Building

Details	Amount paid
Scrutiny Fees	Rs.5,88,312.00/-
Centage Charges for Building	Rs.20,000/-
Centage Charges for Land	Rs.8,400.00/-
Display Board Charges	Rs.1,500.00/-
Infrastructure and Amenities Charges	Rs.52,29750.00/-
Shelter Charges	Rs.11,94,953.00/-
Development Charges for Building	Rs.1,37,625.00/-
Development Charges for Land	Rs.76,680.00/-
CC Charges	Not Applicable
Security Deposit Charges	Not Applicable
OSR Charges	Not Applicable
Premium FSI	Not Applicable

Order

With reference to the 1st Cited letter, the applicant M/s.ELGI Equipments Limited, has requested for the approval of revision and proposed additional construction of Industrial building in addition to the Technical approval has already been issued in the reference 3rd cited for an FSI area of 31418.51 Sq.m. in a site area of 290442.00Sqm at Coimbatore District, Kinathukadavu Taluk, Kodangipalayam Village, S.F.Nos:221/1, 2, 3, 4pt, 5: 222/1, 2: 223/1pt, 2: 225/1, 2: 226/1, 2C: 227/1, 2A, 2B, 2C1pt: 228/1, 2A: 229/B1, B2, B3: 232/B1, B2: 234/B1: 264/B1 and 264/B2.

Now, additional site area 42600 Sq.m. added in S.F.Nos: 226/2B1 & 235/2A and land acquired by Railway Department 3050.00 Sq.m. (As per Patta) in S.F.Nos.223/1, 232B/1A and 264B/1A. Now Revised S.F.Nos: 221/1, 2, 3A, 3B, 4pt, 5: 222/1A, 1B, 2: 223/2: 225/1: 226/1, 2C: 227/1, 2A, 2B, 2C1pt: 228/1, 2A: 229B/1, 2, 3: 232B/1B, 2: 264B/1B, 2: 226/2B1 & 235/2A with the site area of 330360.00 Sq.m.

Already approved removed (Not constructed) FSI area is 1606.43Sqm. Now additional FSI area is 18332.99Sqm. Total already approved retained and additional FSI area put together is 48145.07Sqm.

The applicant request has been accepted and the revised boundary of the site has been marked as " A1 to A88" and the Technical Concurrence is issued by the Commissioner, Town and Country Planning under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No: 494 / 2026**

On the receipt of requisite charges vide reference 24th cited above, The Technical Clearance is issued under section 47A of Town and country planning Act, 1971 for the above proposal and numbered **SWP/BP/DTCPR(C)No. 81/2026**.

The area statement for the Revision and Additional construction of Industrial Building (Green Category) is as below.

Total Site Area – 330360.00 Sq.m. (As per Patta)

Block No.	Description	Already Approved Area in Sq.m.		Additional Area in Sq.m		Total Area in Sq.m.	
		FSI	Non FSI	FSI	Non FSI	FSI	Non FSI
1	**Air Compressor Plant**						
	Ground Floor	19954.65	-	19.75	-	19974.40	-
	Canopy	-	-	291.14	-	291.14	
	Connecting Corridor	-	-	218.41	-	218.41	
2	**Canteen/Training Centre**						
	Ground Floor	1920.52	-	(-) 282.91	-	1637.61	-
	Canopy	-	-	715.69	-	715.69	-
	First Floor	687.95	-	(-)687.95	-	-	
3	**Plant Engg Office**						
	Ground Floor	1954.30	64.34	(-)9.49	-	1944.81	-
	Canopy	-	-	237.81	-	237.81	-
	First Floor	1954.30	-	(-) 9.49	-	1944.81	
	Second floor	1954.30	-	(-) 9.49	-	1944.81	
4	**RMU Block**						
	Ground Floor	60.54	-	(-)0.54	-	60.00	-
	Canopy	-	-	7.50	-	7.50	
7	**Drivers Toilet-1**						
	Stilt Floor	64.10	-	(-)32.10	-	32.00	-
9	**Security Office**						
	Stilt Floor	-	-	112.50	-	112.50	-
	Ground Floor	112.66	-	(-)0.16	-	112.50	
	Projection	-	-	22.08	-	22.08	
10	**EB Station**						
	Ground Floor	459.95	-	0.05	-	460.00	-
	Canopy	-	-	4.25	-	4.25	

13	**Scrap Yard**						
	Ground Floor	658.71	-	22.82	-	681.53	
14	**HSD Building**						
	Ground Floor	3.10	-	(-) 10.10	-	20.00	
Total		**29812.08**	**64.34**	**609.77**	**-**	**30421.85**	

Proposed Building Area Statement in Sq.m.

Block No	Building Name	FSI Area in Sq.m.	Non FSI Area in Sq.m.	Total FSI Area in Sq.m.
15	**Pump House & Compressor Room**			
	Ground Floor	383.82	-	383.82
	Canopy	8.70	-	8.70
	First floor	298.57	-	298.57
16	**WTP Shed**			
	Ground Floor	218.88	-	218.88
17.	**Security-2**			
	Ground Floor	6.25	-	6.25
18.	**Employees Parking shed**			
	Ground Floor	1313.61	-	1313.61
19	**EVTS Workshop**			
	Ground Floor	319.30	-	319.30
20	**Driver's Dormitory**			
	Ground Floor	64.00	-	64.00
21	**HW Storage**			
	Ground Floor	12.76	-	12.76
22	**Main Building-2**			
	Ground Floor	13247.80	-	13247.80
	Canopy	9.30	-	9.30
	First floor	1020.08	-	1020.08

23	**Utility Building**			
	Ground Floor	191.13	-	191.13
	Canopy	26.78	-	26.78
	First Floor	194.57	-	194.57
24	**Locker & Security-3**			
	Ground Floor	78.80	-	78.80
	Canopy	96.15	-	96.15
25	**Visitor's Lounge**			
	Ground Floor	83.88	-	83.88
	Canopy	97.32	-	97.32
26	**Security-4**			
	Ground Floor	24.84	-	24.84
	Canopy	26.68	-	26.68
	Total Area	**17723.22**	-	**17723.22**

Already Approved & Revised Addl. FSI Area : 31418.51 Sq.m.

Already approved Removed FSI Area (Not Constructed) : (-) 1606.43 Sq.m.

Revision and additional FSI Area : 18332.99 Sq.m.

Total FSI Area : 48145.07 Sq.m.

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

Special Conditions:

1. The OSR 1 (earmarked as 1 to 15) area 33100.00Sqm 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 Environmental Clearance cited in the reference 22nd issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.

3 Conditions stipulated in the NOC cited in the reference 19th issued by District Fire Officer, Tamil Nadu Fire & Rescue Services, Coimbatore District is to be followed scrupulously.

4 Conditions stipulated in the Renewal of consent to operate cited in the reference 20th & 21th issued by District Environmental Engineer, Tamil Nadu Pollution Control Board, Coimbatore South is to be followed scrupulously.

5 As per GO cited in the reference 17th, 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 As per GO cited in the reference, Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.

6 It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

7 Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

8 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.

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

10. Applicant should obtain consent from Tamil Nadu pollution control Board under section 21 of the Air (Prevention and Control of Pollution) Act 1981 for discharge of emission.

11. 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."

12. 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 Additional 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 municipality/BDO/UE engineer details at the place of construction.

(E.signed)

Asssistant Director/Joint Director (FAC)

District Town and Country Planning office,

Coimbatore District

To

The Special Officer/ The Block Development Officer,

Kodangipalayam Panchayat,

Kinathukadavu Taluk, Coimbatore District.

Copy To

M/s ELGI EQUIPMENTS LIMITED (Air compressor Plant and GSC),

Kothavadi Road, Kodangipalayam village,

Kinathukkadavu Taluk, coimbatore district,

Pin code - 642109.

THE LANDLENS SUITE

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.
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Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
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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

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- 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.