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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.Planning,

Joint Director (FAC)

Online Application Number: SWP/BPA/ 0753932/2026

Subject : **Industrial Building - Revised and Proposed Additional Construction of Industrial Building (Light Engineering industry excluding fabrication & forging) - Orange Category - DTCP, Chennai - Coimbatore District - Pollachi taluk - Nallampalli Village & Panchayat- S.F.Nos. 34/A, 35/A2B, 35/B2A, 35/B2B & 35/B2C for an extent of site area 26550 sq.m. - Revised and Proposed Additional Construction of Industrial Building (Light Engineering industry excluding fabrication & forging) for total FSI area 6402.48 sq. Technical Clearance issued - Forwarded for further action - Regarding.**

- Reference :
1. Applicants Ms Biogrow Ultra Pvt Ltd and Ms Biogrow Substrates Ind Pvt Ltd Online Application Reference No. SWP/BPA/753932/2026, Received Dated:20.12.2025 and 21.01.2026
 2. Technical Clearance Issued by Director of Town and Country Planning, Chennai vide, Reference No.SWP/BPA/753932/2026 dt.08.04.2026
 3. Assistant Director/ Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No.SWP/BPA/753932/2026, Dated:23.01.2026
 4. Deputy Director, Coimbatore Regional Office Roc No.6369/2019/CR3, dt.13.12.2019
 5. G. O (Ms) No.86, Housing and Urban Development Department, Dated:28.03.2012
 6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
 7. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 8. G.O.No.18, Department of Municipal Administration and Water

Supply, Dated: 04.02.2019.

9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
11. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. G.O.Ms.No.225, Housing and Urban Development[UD4(1)], Department, Dated: 26.12.2024.
16. G.O.Ms.No.171, Housing and Urban Development[UD4(1)], Department, Dated: 30.10.2025.
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 vide letter Roc No.7963/2022/K2, Dated:11.4.2023
21. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
22. District Fire Officer, Tamil Nadu Fire & Rescue Services, Coimbatore District, PP.NOC.8199/NOC/NMSB/2026 Serial No.538/2026, Dated: 25.02.2026.
23. Joint Director, Agriculture Department, Coimbatore District, Roc. No. E1/1497/2026, Dated:25.02.2026.

24. Demand payment Request letter dated.09.04.2026

25. Applicants,Ms Biogrow Ultra Pvt Ltd and Ms Biogrow Substrates Ind Pvt Ltd

Demand Remittance letter dated. 20.04.2026 (Submitted 06.05.2026)

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

Fees		date	Receipt/ Challan No
Scrutiny Charges	Rs.51580.00/-	13.01.2026	20260113753932
Centage Charges for Building	Rs. 6000.00/-	06.05.2026	20260506006344
Centage Charges for Land	Rs. 1800.00/-	06.05.2026	20260506006344
Display Board Charges	Rs.1500.00/-	20.04.2026	20260420753932
Infra structure and Amenities Charges	Rs. 7,93,850.00/-	06.05.2026	20260506006344
Shelter Charges	Rs.6,002.00/-	06.05.2026	20260506006533
Development Charges for Building	Rs.48113.00/-	20.04.2026	20260420753932
Development Charges for Land	Rs.47826.00	20.04.2026	20260420753932
CC Charges	Not Applicable		
Security Deposit Charges	Not Applicable		
OSR Charges	Not Applicable (OSR Area earmarked)		
Premium FSI	Not Applicable		

Order

With reference to the 1st Cited letter, the applicant M/S. Biogrow Ultra Private Limited and M/s. Biogrow Substrates India Private Limited has requested for the Revised and Proposed Additional Construction of Industrial Building (Light Engineering industry excluding fabrication & forging) at Coimbatore District, Pollachi taluk, Nallampalli Village & Panchayat, S.F.Nos. 34/A, 35/A2B, 35/B2A, 35/B2B & 35/B2C for an extent of site area 26550 sq.m.

With Reference to the 2nd rd cited, the boundary of the site has been marked as "A to L", S.F. Nos. 34/A, 35/A2B, 35/B2A & 35/B2B with a site extent is 20500 Sq.m and constructed Industrial Building with Workshop Building (Ground Floor) - 3622.81sq.m has been approved by the Deputy Director, Coimbatore Regional Office, under Roc No: 6369/2019/CD3, ம.வ./கோ.ம. எண் :449/2019, தொ.வ. / கோ. ம. எண்: 45அ,ஆ / 2019, Dated 13.12.2019.

With reference to the first cited letter, the above approved sites, along with the additional Survey Field No. 35/B2C, have been included, and the revised total site area is 26550 sq.m. The revised proposal for additional construction to the existing approved industrial building (Light Engineering Industry, excluding fabrication and forging) has been examined and recommended based on the site inspection remarks and the recommendation of the Deputy Director / Member Secretary / Joint Director (FAC), Coimbatore District Town and Country Planning Office. Accordingly, the applicant's request has been accepted, and the boundary of the site has been marked from "A" to "O".

The revised technical concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P / DTCP No: 290/ 2026

The Technical Clearance issued under section 47 of Town and country planning Act, 1971 for the above proposal and numbered SWP/BP/DTCPR(C)No.42/2026, Technical clearance has been issued with the following common and Special conditions.

Area of Site - 26550.00sq.m

The area statement for the Existing Approved Building.

Floor	FSI area (in Sq.m)	Non -FSI area (in Sq.m)	Total Build-up Area (in Sqm)
BLOCK - 1(Processing, Collection unit & Chips machine area)			
Ground Floor	3622.81		3622.81

The area statement for the Revised and proposed additional Industrial building (Category – Orange) (Light Engineering industry excluding fabrication & forging) is as below.

Floor	FSI area (in Sq.m)	Non -FSI area (in Sq.m)	Total Build-up Area (in Sqm)
BLOCK - 1(Processing Collection unit & Chips machine area) Additional Building Area.			
Ground Floor	368.46		368.46
BLOCK - 2 (Fiber Mill)			
Ground Floor	168.76		168.76
BLOCK - 3 (Servant Room)			
Ground Floor	146.09		146.09
BLOCK - 4 (Shredder shed)			
Ground Floor	390.37		390.37
BLOCK - 5 (Storage area)			
Ground Floor	70.33		70.33
BLOCK - 6 (Security room)			
Ground Floor	8.96		8.96
BLOCK - 7 (Godown)			
Ground Floor	1616.28		1616.28
BLOCK - 8 (Store room)			
Ground Floor	10.42		10.42
Total	2779.67		2779.67

Existing approved FSI Area - 3622.81 Sq.m

Revised and Proposed Additional FSI Area - 2779.67 Sq.m

Total FSI Area - 6402.48 Sq.m

FSI - 0.24

Total H.P. 500 KVA

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

Special Conditions:

1. OSR area - 2659 sq.m. (10.01%) earmarked as '1' to '6' shown in the site plan should be retained as open space reservation as per rule 41(1) Explanations (i) of TNCD BR 2019.

- 2 As per GO cited in the reference 15th, For 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”.
- 2 Conditions stipulated in the NOC cited in the reference 22 issued by Tamil Nadu Fire and Rescue Services Department, Coimbatore District is to be followed scrupulously.
- 3 Patta Channel is to be rerouted without changing entry and exit 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. 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 CircularNo.12544/14/CBdated:04.07.2014statingthat, 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 Clearance 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.

Joint Director (FAC)
District Town and Country Planning office,
Coimbatore District

To
The Special Officer/ The Block Development Officer,
Nallampalli Village panchayat,
Pollachi Taluk, Coimbatore District.

Copy To

Ms Biogrow Ultra Pvt Ltd and Ms Biogrow Substrates Ind Pvt Ltd,

No : A07 A, 4th Floor, Aalayam Dynasty, Trichy road,

Coimbatore- 641018

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biogrow.indianoffice@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.

[/landlens/one/map](#)



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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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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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



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Services we run
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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

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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.

