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.

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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (FAC)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

PRESENT: Tmt.V.B.PAVITHIRA, B.Arch., MURP

Online Building Planning permission

Application Number - SWP/BPA/770944/2026

Sir/Madam,

Subject: Revised Site and Additional Construction of Industrial Building (Light Engineering & Fabrication Units With Painting) - (Green category) - District Town and Country planning – Coimbatore District/Coimbatore Local Planning Authority - Madukkarai Taluk, S.F.Nos:142/1A3, 142/1B, 143/2B, 143/3, 144/1A1B, 144/1A2 and 144/1A3 for an extent of Site area 12400.00 Sq.m with FSI area 1387.31 sq.m has been already approved - Proposed additional S.F.Nos:142/1A1B and 142/1A2 for an extent of Site area 4536.00 Sq.m. with FSI area 3177.90 Sq.m. already approved and Proposed additional Site area and FSI area put together is 16936.00Sq.m. and 4565.21 Sq.m - Planning Permission Issued- forwarded for further action - Regarding.

Reference:

1. Applicant. V.Krishnavelu and K.Anusuyadevi, Online Application Reference No. SWP/BPA/770944/2026, Received Dated: 09.02.2026, 01.07.2026 and 21.08.2026.

2. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/770944/2026, Dated: 18.02.2026 .

3. Member Secretary /Joint Director of Town and Country Planning, Letter Na.Ka.No :5498/2021/குபநவகு, Dated:07.12.2021.

4. The Directorate of Town and country planning office, Technical concurrence Online application No: SWP/BPA/770944/2026, dated: 24.08.2026.
5. G.O.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.(MS) No.01, Housing and Urban Development UD4(1) Department, Dated: 02.01.2023.
12. G.O.(MS) No.225, Housing and Urban Development UD4(1) Department, Dated: 26.11.2024
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. 21075/2009/BA1, Dated: 27.06.2012.
15. Director of Town and Country Planning, Chennai circular Letter

Roc No. 12201/2017/BA1, Dated: 22.09.2017.

16. Director of Town and Country Planning, Chennai circular Roc.No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
17. G.O. No.154, Housing and Urban Development Department, Dated: 07.10.2025
18. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.
19. District office, Fire and Rescue Service, Coimbatore, PP.NOC.No.8375/NOC/NMSB/2026, Serial No.632/2026, dated 03.03.2026.
20. Demand payment Request Letter, Dated: 25.08.2026.
21. Applicant V.Krishnavelu and K.Anusuyadevi, Online Application No. SWP/BPA/770944/2026, Demand Remittance letter dated: 03.09.2026,04.09.2026 and 05.09.2026.
22. Applicant V.Krishnavelu and K.Anusuyadevi, Coimbatore, Compliance of Conditions Letter Received, Dated.23.09.2026.

Fees Details

Receipt Number : 20260209770944			
	Scrutiny Fees	Rs.59276.00	Dt.09.02.2026.
Receipt Number : 20260903770944			
	Development Charge for Building	Rs.59000.00	Dt.03.09.2026.
	Development Charge for Land	Rs.31800.00	
	Security Deposit	Nil	
	Display Board Charges	Rs.1500.00	
	CC Charges	Nil	
Challan Number : 20260904004238			
	Centage Charge for Building	Rs.9000.00	Dt.05.09.2026
	Centage for Land	Rs.3000.00	
	Infrastructure and Amenities Charges	Rs.909300.00	

Challan Number : 20260903041867			
	Shelter Charges	Rs.45623.00	Dt.04.09.2026

ORDER:

With reference to the 1st Cited letter, the applicant V.Krishnavelu and K.Anusuyadevi has requested for the Proposed additional construction of Block-1, Block-2, Block-3 and Block-4 at Coimbatore District, Madukkarai Taluk, Seerapalayam Panchayat / Village, S.F.Nos: 142/1A1B, 142/1A2 142/1A3,142/1B,143/2B,143/3, 144/1A1B,144/1A2 and 144/1A3 extent of site area 16936.00 sq.m site extent of 4565.21 sq.m.

Reference to the 3rd Cited letter, the boundary of the site has been marked as "A to I" site extent of 12400.00sq.m and Block-1 with FSI area 1387.31 Sq.m Planning Permission has already been issued by The Member Secretary / Joint Director, Kurichi New Town Development Authority office, vide L.P/DTCP No. 16/2021 and P.P.No. 19/2021, dated: 07.12.2021.

In this Additional site Proposed additional construction of Block-1, Block-2, Block-3, Block-4 has recommended the proposal with a site inspection remark based on the Assistant Director / Joint Director (FAC) of Coimbatore District Town and Country Planning Office and the applicant request has been accepted and the boundary of the site has been marked as "A to N" 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: 585/2026**. Existing and Additional Proposed Construction of Industrial Building for FSI Area of **4565.21** Sq.m - with **Building Planning Permission No-692/2026** And Duration of 8 years from the date of e-sign.

The area statement for the Proposed additional Industrial building is as below.

Area of Site – **16936.00 Sq.m**

Building details: Industrial Building (Light Engineering & Fabrication Units with Painting) - (Green category)

Block Name	**Floor**	Existing Approaval	Proposed Additional	Non-FSI area in	Total FSI area in sq.m.	Total Builtup area in sq.m.

		FSI area (in sq.m.)	FSI area (in sq.m.)	sq.m		
Block-1	Ground floor	1387.31	1622.86		3010.17	3010.17
Block-2	Ground floor	-	731.90		731.90	731.90
Block-3	Ground floor	-	214.02		214.02	214.02
	First Floor	-	214.02		214.02	214.02
	Second Floor	-	214.02		214.02	214.02
	Terrace	-	-	19.61	-	19.61
Block-4	Ground floor	-	181.08	-	181.08	181.08
Total		**1387.31**	**3177.90**	**19.61**	**4565.21**	**4584.82**

Existing FSI Area - 1387.31 Sq.m

Proposed Additional FSI Area - 3177.90 Sq.m.

Total FSI Area - 4565.21 Sq.m

FSI - 0.269

Total H.P - 105 H.P

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

Special Conditions:-

1. OSR area 1717.00 Sqm earmarked as 1 to 5 (10.0%) Shown in the site plan should be retained as open space reservation as per rule 41(1) Explanation (i) of TNCDBR 2019

2. Conditions stipulated in the NOC cited in the reference 19th issued by District office, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

3. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Commercial, Industrial and Institutional buildings exceeding 300Sqm FSI area, a minimum of 10% of Car or Two Wheeler parking space shall be earmarked for Electric vehicles and shall be provided fast charging points.

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

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

6. 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.

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

8. 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.

9. 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.

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 local planning Authority If the details given by the applicant is found to be false (or) 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.
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, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
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. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.

12. 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.

13. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.

14. If any court case would be pending with reference to this proposal, the Planning permission would be treated as INVALID.

15. 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.

16. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Special Officer/The Block Development Officer, Seerapalayam Panchayat / Village, Coimbatore if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

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

To:

The Special Officer/The Block Development Officer,
Seerapalayam Panchayat / Village,
Madukkarai Panhayat Union,
Madukkarai Taluk,
Coimbatore.

Copy to:

Mr.V.Krishnavelu and Mrs.K.Anusuyadevi,
D.NO.20/37A, KVK Nagar SIDCO,
Coimbatore South, Coimbatore Industrial Estate,
Coimbatore – 641 402.

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.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.