

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 JOINT DIRECTOR (FAC)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

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

ASSISTANT DIRECTOR /Join Director (FAC)

Online Building Application Number- SWP/BPA/790878/2026



Subject: Industrial Building – Proposed Construction of Industrial Building **White Category** (160- Manufacturing of all types of threads, cordage, twines etc. & 187- Silk twisting (excluding dyeing & degumming)) – Coimbatore District – Annur Taluk – Annur Panchayat & Village – S.F. No. 478/1D for an extent of site area 9500.00 sqm (2.35 Acres) – Proposed construction of Industrial building for total FSI area 6119.48 sqm. – Technical Clearance issued – Forwarded for further action - Regarding.

- Reference:
1. Applicant.**Mrs.Veni**, online application No.SWP/BPA/790878/2026, Dated: 04.03.2026 & 29.07.2026.
 2. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application no.SWP/BPA/790878/2026, Dated: 31.07.2026. (BP/DTCP No:543/2026)
 3. Deputy Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/790878/2026, Dated: 13.03.2026 and 03.06.2026.
 4. Guidance Combined Application Form CAF No: 199660, Submitted on 26.02.2026
 5. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 8. G.O.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.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. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
13. Circular from the Director of Town and Country Planning Roc No.21075/2009/BA1, Dated: 27-06-2012.
14. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
15. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14.12.2017.
16. Director of Town and Country Planning, Chennai circular Letter RocNo.4367/2019/BA2, Dated:05.02.2020
17. G.O.(Ms). No. 95, Housing and Urban Development, UD4(1) Department, Dated: 04.08.2023
18. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
19. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025
20. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), Dated 08.10.2025.
21. Joint Director, Agri Department, Coimbatore, Letter No. 1/3064/2026, Dated:30.03.2026.
22. District Fire Officer, Coimbatore, PP NOC No: 8989/ NOC/ NMSB/ 2026, Serial No: 978/2026, Dated: 30.03.2026
23. Demand payment Request Letter, Dated: 06.08.2026
24. Applicant Mrs.Veni demand remittance letter date:07.08.2026 (Submitted on 11.08.2026)

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

Decription	Fees	Receipt No	Date
Scrutiny Fees	Rs.26,549.00/-	20260304790878	04.03.2026
Centage Charges for Building	Rs.300.00/-	20260807018540	07.08.2026
Centage Charges for Land	Rs.2500.00/-	20260807018540	07.08.2026
Display Board Charges	Rs.1,500.00/-	20260807790878	03/08/2026
Infrastructure and Amenities Charges	Rs.17,45,625/-	20260807018540	07.08.2026
CC Charges	Not Applicable		
Security Deposit Charges	Not Applicable		
OSR Charges	Earmarked		
Shelter fund	Rs. 8,766.00/-	20260807017748	07/08/2026
Premium FSI	Not Applicable		
Development Charges for Building	Rs. 92400.00/-	20260807790878	07.08.2026
Development Charges for Land	Rs. 34272.00/-	20260807790878	07.08.2026

Order:

With reference to the 1st Cited letter, the applicant Mrs VENI, has requested for Proposed Construction of Industrial Building with total FSI area of 6119.48 sqm at Coimbatore District, Annur Taluk, Annur Panchayat & Village, S.F. No. 478/1D for an extent of site area 9500.00 sqm (2.35 Acres).

With reference to the 3rd Cited letter, a recommendation for the Proposed Construction of Industrial Building with site inspection remarks. Based on the Deputy Director / Member Secretary / Joint Director (FAC) of Coimbatore District recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to D”.

The Technical Concurrence has been issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No: 543/ 2026.**

With reference to the letter 23th cited, Demand was issued to the applicant 06.08.2026. Applicant remitted the required fees and submitted remittance letter to the office on 07.08.2026 through online.

Hence, the Technical Clearance is issued with below conditions for the above proposal and numbered as **Technical Clearance No: 67 /2026.**

The area statement for the Industrial building is as below:

Area of the site – 9500.00 sq.m.

**Proposed Building details: Industrial Building White Category (160-
Manufacturing of all types of threads, cordage, twines etc. & 187- Silk twisting
(excluding dyeing & degumming))**

Floor details	FSI (Sq.m.)	Non - FSI (Sq.m.)	Total Built-up area (Sq.m.)
BLOCK-1: FACTORY			
Ground floor	2914.06	-	2914.06
First floor	2891.76	-	2891.76
Second floor	313.66	-	313.66
Head Room	-	16.05	16.05
Lift Room	-	13.72	13.73
TOTAL	6119.48	29.77	6149.25

Total FSI Area - 6119.48 sqm

FSI - 0.64

Total H.P. - 845.80 H.P.

Building Height- 10.82 m (Maximum)

Special conditions:

1. OSR area 1 – 761.12 sqm + OSR area 2 – 234.35 sqm = Total OSR Area – 995.47 sqm (10.47%) earmarked as ‘1’ to ‘4’ shown in the site plan should be retained as open space reservation as per rule 41(1) Explanation (i) of TNCD BR 2019.
2. Conditions stipulated in the Fire NOC cited in the reference 22nd issued by District Fire officer, Coimbatore, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously
3. As per GO cited in the reference 19th, 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”
4. As per TNCD&BR 2019 Annexure-XXI, Closed Circuit Television units shall be provided.
5. It is the responsibility of the builders to ensure the 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. Technical clearance 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. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated 05.02.201 relating to installation and use of solar energy system should be followed.
10. "The Tamil Nadu Government in G.O.Ms. No112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority".
11. 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. Only the applicant's element to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant.

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

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14. As per Tamil Nadu Combined Development and Building Rules 2019 Rule

15. 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.
- d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design
- 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 other laws.

16. As per the G.O in the reference 2nd cited the proposal in Non-Planning Area, the final Approval shall be given by the Local authority only after collecting Rs 1,000/-as scrutiny fees as per the rule 3 and 3% of the market value of the site as land use changes fees as per rule a should be collected before issuing final approval. Head of account:

0217 – Urban Development – 60 Other Urban
Development Schemes 800 Other ReceiptsAs Receipts
under Land use Conversion charges 27 Non – Taxation
Fees.09 Collection (DPC:021760800–S22709)

CONDITION:

1. Solar water heating system to be provided to the proposed building. Solar photovoltaic 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. As per GO No.341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory
9. 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 engineer details at the place of construction.
10. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
11. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
12. The Applicant/developer and also the architects/Licensed Surveyor sand the structural Engineer associated with the development shall sure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
13. According to section 79 of the Town and Country Planning Act 1971 (Act35of1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 47A of Sub Section (1) of Section 54 appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
14. Enforcement action under section 56&57 of Tamil Nadu Town and country planning Act 1971 must be taken by Local body if the construction is done

with Additional/Deviation to the approved plan before Levy of the applicable Taxes.

15. Government Registered Electrical Contractor must be employed for wiring works during construction.

Encl: Building Plan Map

Joint Director (FAC)

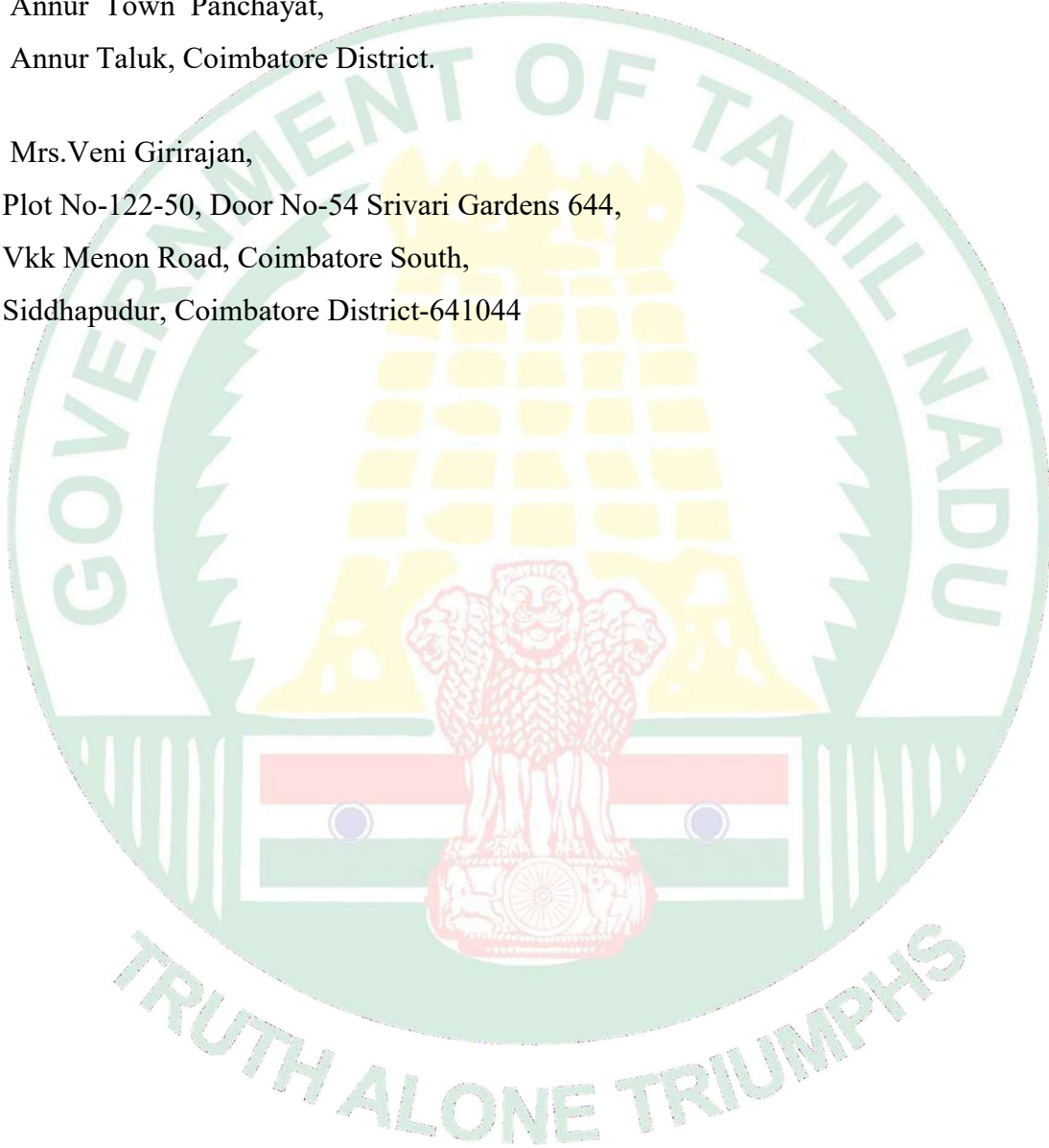
District Town and Country Planning Office,
Coimbatore.

To:

The Executive Officer (VP)
Annur Town Panchayat,
Annur Taluk, Coimbatore District.

Copy to:

Mrs.Veni Girirajan,
Plot No-122-50, Door No-54 Srivari Gardens 644,
Vkk Menon Road, Coimbatore South,
Siddhapudur, Coimbatore District-641044



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.

