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/ 837502/2026

Subject : **Industrial Building (Orange Catetory)** - Coimbatore District Town and Country Planning Office - Coimbatore District – Kinathukadavu Taluk – A.Kothavadi Panchayat/Village - S.F.No 77/1, 77/2:80/1A, 80/1B, 80/2A, 80/2B, 80/2C, 80/2D, 93, 96, 97/3, 99/1A - Site area of 176000.00 Sq.m.(As per patta) with FSI area of 33629.18 Sq.m has been already approved – Now, Proposed additional FSI area of 30576.56 Sq.m - Already approved and proposed additional FSI Area put together is 64205.74sq.m. - Technical Concurrence issued by the Commissioner, Town and Country Planning – Technical Clearence issued and forwarded for further action - Reg.

Reference :

1. Applicants M/s.Craftsman Automation Limited, Represented by its Vice President - Admin & HRD, Thiru.R.Mohanakrishnan Online Application Reference No. SWP/BPA/0837502/2026, Dated: 15.05.2026..
2. Technical Concurrence Issued by Commissioner of Town and Country Planning, Chennai vide, Reference No. SWP/BPA/0837502/2026 dt.18.08.2026.
3. Director of Town and Country Planning, Proceedings Application No. SWP/BPA/0105284/ 2024, Dated: 20.06.2024 (B.P./DTCP No.265/2024)
4. Assistant Director / Joint Director(i/c), District Town and Country Planning Office, Coimbatore District, Proceedings Application No. SWP/BPA/0105284/ 2024, Dated: 05.07.2024. (PP No.42/2024)
5. Joint Director, Agriculture Department, Coimbatore District Noc letter No.E1/610/2024, Dated: 31.01.2024.

6. District Fire & Rescue Services, Coimbatore District, PP.NOC.No:10762/NOC/NMSB/2026, Dated:30.06.2026 (Token ID.400634).
7. Tamil Nadu Pollution Control Board, Consent order no. 2506270139438, Dated:24.11.2025. Proceedings No.T2/TNPCB/F.4099CBS/OL/CBS/A/2025 (Orange Category).
8. Tamil Nadu Pollution Control Board, Consent order no. 2506170139438, Dated:24.11.2025. Proceedings No.T2/TNPCB/F.4099CBS/OL/CBS/W/2025 (Orange Category).
9. SEIAA, Tamil Nadu EC Identification No. EC26C1011TN5108551N, File No.13482, Dated:09.06.2026.
10. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
11. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
12. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
13. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
14. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
15. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
16. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
19. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

20. Director of Town and Country Planning, Chennai circular Roc. No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
21. G.O.(Ms) No.155, Housing and Urban Development Department, (UD4(1)), Dated: 08.10.2025.
22. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated: 30.10.2025
23. Demand payment Request letter dated. 19.08.2026.
24. Applicants, Demand Remittance letter dated. 24.08.2026.

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

Details	Amount paid	Amount paid in previous approved application (Ref.3)
Scrutiny Fees	Rs.3,25,029.00/-	-
Centage Charges for Building	Rs.8,000.00/-	Rs.5000.00/-
Centage Charges for Land	Rs.3600.00/-	Rs.300.00/-
Display Board Charges	Rs.1500.00/-	Rs.1500.00/-
Infrastructure and Amenities Charges	Rs.87,21,000.00/-	Rs.95,84,550.00/-
Shelter Charges	Rs.67,321.00/-	Rs.60,648.00/-
Development Charges for Building	Rs.2,29,500.00/-	-
Development Charges for Land	Rs.3,16,800.00/-	-
CC Charges	Not Applicable	-
Security Deposit Charges	Not Applicable	-
OSR Charges	Not Applicable	-
Premium FSI	Not Applicable	-

Order

1. With reference to the 1st Cited letter, the Applicant. M/s.Craftsman Automation Limited, Represented by its Vice President - Admin & HRD, Thiru.R.Mohanakrishnan has requested for the approval of industrial building in addition to the Planning Permission has already been issued in the reference 4th cited with FSI area of 33629.18sq.m in a site area of 176000sq.m at Coimbatore District, Kinathukkadavu Taluk, A.Kodavadi village, S.F.Nos.77/1, 77/2:80/1A, 80/1B, 80/2A, 80/2B, 80/2C, 80/2D, 93, 96, 97/3, 99/1A.

2. In the above already approved site, Proposed additional FSI area of 30576.56Sq.m. Total Already approved and proposed additional FSI Area put together is 64205.74sq.m.

3. In this same site Additional Construction of existing approved Industrial Building has been accepted 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: 558 / 2026**

4. 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. 73/2026.**

5. The area statement for the Manufacture of Iron Castings Machining and Machine Tools additional Industrial building (Orange Category) is as below.

Area of Site as per Patta – 176000.00 Sq.m
Area of Site as per Document -175916.85 Sq.m

Building details: Orange Category – Additional Industrial Building

Description	Already Approved Area in Sq.m.		Proposed Additional Area in Sq.m		Total Area in Sq.m.	
	FSI	Non FSI	FSI	Non FSI	FSI	Non FSI
Block-I (Foundry and Production of Casting in Iron)						
Ground Floor	31284.50	-	3320.31	-	34604.81	-
Block-II (furnace Unit)						
Ground Floor	2092.70	-	2092.70	-	4185.40	-
Block-III (Power and Panel Room)						
Ground Floor	251.98	-	-	-	251.98	-
Block-IV (Aluminium Foundry)						
Ground Floor	-	-	21074.73	-	21074.73	-
Block-V (Aluminium Foundry Power House)						
Ground Floor	-	-	2760.30	-	2760.30	-
Block-VI (N2 Station)						
Ground Floor	-	-	202.18	-	202.18	-
Block-VII (LPG Yard)						
Ground Floor	-	-	1126.34	-	1126.34	-
Total Area	**33629.18**	**-**	**30576.56**	**-**	**64205.74**	**-**

Already approved Area - 33629.18 Sq.m

Additional Proposed FSI Area - 30576.56 Sq.m

Total FSI Area - 64205.74 Sq.m

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

Special Conditions:

1. The OSR-1(ear marked as 1 to 4) area1882.34sqm, OSR-2(ear marked as 5 to 10) area 4274.34sqm, OSR-3(ear marked as 11 to 15) area 4165.97sqm, OSR-4 (ear marked as 16 to 20) area 3702.78sqm and OSR-5 (ear marked as 21 to 24) 3957.99Sqm, total OSR 17983.42Sqm 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 NOC cited in the reference 18th issued by District Fire Officer, Tamil Nadu Fire & Rescue Services, Coimbatore District is to be followed scrupulously.
3. Conditions stipulated in the consent for establishment order cited in the reference 7th & 8th issued by Tamil Nadu Pollution Control Board is to be followed scrupulously.
4. Conditions stipulated in the Environmental Clearance cited in the reference 9th issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
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. 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."

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.

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,

A.Kothavadi panchayat,

Kinathukadavu Taluk, Coimbatore District.

Copy To

Ms Craftsman Automation Limited Unit I Kothavadi

123/4. Sangothipalayam Road.

Arasur Post

Coimbatore District.

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

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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

Every free tool
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Services we run for you
/services

The LandLens suite
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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.