PP APPROVAL RECORD

# Planning Permission

## Survey 119/1A and 1 more

Arasur, Sulur taluk

Coimbatore district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**Rural Panchayat**

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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**PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)**

**COIMBATORE LOCAL PLANNING AUTHORITY**

**COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

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

Online Building Plan Application - Planning permission
Application Number - SWP/BPA/868253/2026

**NHRB – Proposed Industrial Building (Orange Category)** – District Town and Country Planning – Coimbatore District - Coimbatore Local Planning Area – Sulur Taluk – Sulur Panchayat Union – Arasur Panchayat/Village – S.F.Nos:119/1A and 119/1B - Site area 25850.00 sq.m (6.39 Acres) - Proposed construction of Industrial building FSI area 4721.50 sq.m – Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued-forwarded for further action – Reg

Reference:

1. **Applicant M/s.Craftsman Automation Limited Unit III Heavy Engine Division Rep By Mr R Mohanakrishnan,** Coimbatore Online Application Reference No. SWP/BPA/868253/2026, Received Dated: 08.06.2026, 21.07.2026, 21.08.2026 and 25.09.2026.
2. Director of Town and country Planning, Chennai Online Application No. SWP/BPA/868253/2026, Dated:01.10.2026 (Technical concurrence issued vide No. **B.P/DTCP No: 661/2026**)
3. Member Secretary/Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/868253/2026, Dated:15.06.2026
4. G.O (Ms) No : 86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O (Ms) No : 85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O (Ms) No : 01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O (Ms) No : 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O (Ms) No : 16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O (Ms) No : 54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O (Ms) No : 225, Housing and Urban Development Department, Dated: 26.11.2024.
11. G.O. No.154, Housing and Urban Development Department,
12. Dated:07.10.2025.
13. G.O.(MS). No.155, Housing and Urban Development Department, dated: 08.10.2025
14. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.

15. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
19. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
20. District officer, Fire & Rescue Services, Coimbatore District, PP.NOC No.10754/NOC/NMSB/2026, Dated: 30.06.2026.
21. Demand payment Request Letter, Dated: 04.10.2026.
22. **M/s.Craftsman Automation Limited Unit III Heavy Engine Division Rep By Mr R Mohanakrishnan**, Coimbatore demand remittance letter dated: 06.10.2026.

**Fees Details**

| **Fees Details** | **Amount & Date** | | **Receipt No** |
|---|---|---|---|
| Scrutiny Fees | Rs. 48,158/- | 08.06.2026 | 20260608868253 |
| Centage Charge for Building | Rs. 3,000/- | 07.10.2026 | 20261006023029 |
| Centage for Land | Rs. 1,200/- | | |
| Infrastructure and Amenities Charges | Rs. 13,50,900/- | | |
| Development Charge for Building | Rs. 37,920/- | 06.10.2026 | 20261006868253 |
| Development Charge for Land | Rs. 51,760/- | | |
| Display Board Charges | Rs.1,500/- | | |
| Shelter Charges | Rs. 18,758/- | 07.10.2026 | 20261006023642 |

**ORDER**

With reference to the 1st cited letter, the applicant **M/s.Craftsman Automation Limited Unit III Heavy Engine Division Rep By Mr R Mohanakrishnan,** has requested for the approval of Proposed Industrial Building (Orange Category) at Coimbatore District, Coimbatore Local Planning Area, Sulur Taluk, Sulur Panchayat Union, Arasur Panchayat/Village, S.F.Nos: 119/1A and 119/1B - Site area 25850.00 sq.m (6.39 Acres) - Proposed construction of Industrial building FSI area 4721.50 sq.m.

The Member Secretary / Joint Director (FAC) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Member Secretary / Joint Director (FAC) recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to H"**

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: 661/2026.** This Office **Planning Permission No : 721/2026** and valid for a duration of 8Years from the date of e-sign.

**The area statement for the Proposed Industrial Building is as below.**

(Category: Orange Manufacturing-Machined heavy Engine Block)

Total Site Extent – 25850.00 sq.m.(6.39Acres)

| Description | | Proposed Area in Sq.m | | |
|---|---|---|---|---|
| | | FSI | Non FSI | Total |
| Block-1 | Ground Floor | 3528.00 | - | 3528.00 |
| Block-2 | Ground Floor | 1127.00 | - | 1127.00 |
| Toilet Block | Ground Floor | 66.50 | - | 66.50 |
| | **Total Area** | **4721.50** | **-** | **4721.50** |

**FSI Area** **- 4721.50 Sqm**

**FSI** **- 0.18 < 2.0**

**Total nos of HP** **- 3738 HP**

**Park (OSR) Area** **- 2594.57 Sqm (10.03 %)**

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

**Special Conditions**

1. The OSR area 2594.57 Sq.m(10.03%) (Earmarked as 1 to 6) 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 20th issued by District Fire Officer, Coimbatore District Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. 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.
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

7. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical Concurrence 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage
9. Issuance of Planning Permission by competent authority under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, competent authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, competent authority primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

   Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate or competent Court to decide on the ownership or get the matter settled in the Court of Law and competent authority is not the statuary authority to decide on this matter
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 Coimbatore Local Planning Authority

   1.If the details given by the applicant is found to be false(or)

   2. 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.

6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

8. 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.

9. 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.

10. Mosquito netting to be provided at OHT and well.

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 to be used Mandatory.

13. 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.

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

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

16. 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.

17. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

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

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

To,:

The Special Officer/Block Development Officer (VP),
Arasur Village Panchayat,
Sulur Panchayat Uinon,
Coimbatore - 641062

Copy to:

M/s Craftsman Automation Limited Unit III
Heavy Engine Division Rep By Mr R Mohanakrishnan,
No : 123/4, Sangothipalayam Road,
Arasur Post, Coimbatore – 641407.
Mobile No : 9994805559

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

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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
- 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.