

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/882494/2026



Subject: Industrial Building - District Town and Country planning – Coimbatore District – Annur Taluk – Kanuvakkarai Panchayat/village – S.F.Nos.337/1A1, 2A1, 2C1, 2D1, 3, 4B, 338/3, 4C1, 4C2, 5, 6C, 7B, 10A, 10B - The site extent of 84134.22 Sq.m – The Existing Construction of Industrial building (Cotton Spinning And Weaving - Orange Category) with 3286.45 H.P of FSI Area 18058.54 Sq.m - Technical clearance issued –forwarded for further action - Reg.

Reference:

1. Applicant. **M/S. TOP LIGHT TEXTILES PRIVATE LIMITED, By Its Director, Mr.V.Sasivarnan,** online application No. SWP/BPA/882494/2026, Dated:25.06.2026.
2. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application no. SWP/BPA/882494/2026, Dated: 23.07.2026 (BP/DTCP No:495/2026)
3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.18, Department of Municipal Administration and Water Supply Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
8. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. G.O.(MS) No.01, Housing and Urban Development UD4(1) Department, Dated: 02.01.2023.
10. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
11. Circular from the Director of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.

12. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
13. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai circular Letter RocNo.4367/2019/BA2, Dated:05.02.2020
15. G.O.(Ms). No. 95, Housing and Urban Development, UD4(1) Department, Dated: 04.08.2023
16. District Officer(W.R) Fire and Rescue Department, Coimbatore Vide Letter PP NOC No:10720/NOC/NMSB/2026, K.DIS.NO:1601/2026, Dated. 29.06.2026.
17. Joint Director, Agricultural department Roc.No. E1/6275/2026 Dated: 09.07.2026.
18. Demand payment Request Letter, Dated: 25.07.2026.
19. Applicant **M/S. TOP LIGHT TEXTILES PRIVATE LIMITED, By Its Director, Mr.V.Sasivarnan** demand remittance letter date:29.07.2026

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

Scrutiny Fees	Rs.162466.00/-	20260625882494	25.06.2026
Centage Charges for Building	Rs.10,000.00	20260729012877	29.07.2026
Centage Charges for Land	Rs.300.00	20260729012877	29.07.2026
Display Board Charges	Rs.1500.00	20260729882494	29.07.2026
Infrastructure and Amenities Charges	Rs. 51,48,525.00	20260729012877	29.07.2026
CC Charges	Not Applicable		
Security Deposit Charges	Not Applicable		
Shelter fund	Rs. 24,858.00	20260729013184	29.07.2026
Premium FSI	Not Applicable		
Development Charges for Building	Rs. 1,35,713.00	20260729882494	29.07.2026
Development Charges for Land	Rs. 1,51,452.00	20260729882494	29.07.2026

Order:

With reference to the 1st Cited letter, the applicant **M/S. TOP LIGHT TEXTILES PRIVATE LIMITED, By Its Director, Mr.V.Sasivarnan**, Coimbatore has requested for the Existing Construction of Industrial building (Cotton spinning and weaving industry – Orange Category) with 3286.45 H.P of FSI Area 18058.54 Sq.m at Coimbatore District, Annur Taluk, Kanuvakkarai Village, S.F.Nos.337/1A1, 2A1, 2C1, 2D1, 3, 4B, 338/3, 4C1, 4C2, 5, 6C, 7B, 10A, 10B for an extent of site area is 84134.22 sq.m

The Assistant Director / Member Secretary / Joint Director (FAC) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remark. 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 V”.

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:495/2026.**

With reference to the letter 18th cited, Demand was issued to the applicant 25.07.2026 Applicant remitted the required fees and submitted remittance letter to the office on 29.07.2026 through online.

Hence, the Clearance Concurrence is issued under section 47A of Town and Country Planning Act, 1971 with below conditions for the above proposal and numbered as **Technical Clearance No: 61/2026.**

The Site Area : 84193.00 Sq.m (As per Patta)

: 84134.22 Sq.m (As per site)

The area statement for the Industrial building is as below:

Building details: Orange Category - (Cotton Spinning and Weaving industry)

Floor Details	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area (sq.m)
Block - A (Gents Dormitory)			
Ground Floor	673.59	-	673.59
Block - B (Parking, Gents Rest Room, and Security Room)			
Ground Floor	175.71	-	175.71
Block - C (Toilet Block)			
Ground Floor	12.63	-	12.63
Block – D (Servant Room)			
Ground Floor	100.06	-	100.06

Block – E (Power House)			
Ground Floor	285.90	-	285.90
Block – F (Storage and Meeting Hall)			
Ground Floor	454.06	-	454.06
Block – G (Waster Store Room)			
Ground Floor	109.71	-	109.71
Block – H (Main Building)			
Basement Floor	393.30	-	393.30
Ground Floor	9191.61	-	9191.61
First Floor	299.47	-	299.47
Block – I (Godown)			
Ground Floor	1965.47	-	1965.47
Block – J (Godown)			
Ground Floor	2121.83	-	2121.83
Block – K (Ladies Dormitory)			
Ground Floor	1011.51	-	1011.51
First Floor	933.96	-	933.96
Terrace Floor	-	29.56	29.56
Block-L (Dining and Kitchen)			
Ground Floor	329.73	-	329.73
TOTAL	18058.54	29.56	18088.10

Total FSI Area – 18058.54 sq.m

FSI Value – 0.21

Total H.P – 3286.45 H.P

Special conditions:

1. The OSR area (remarked as 1 to 5) 8606.92 Sq.m 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 Fire NOC cited in the reference 16th 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 18th, 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 the rule 35(b) explanation (2) (20)(d) During the construction of the basement floor, it shall be the sole responsibility of the Building Permit holder to ensure that the building or structure in the adjoining sites area not weakened or damaged.
5. It is the responsibility of the builders to ensure the safe bearing capacity of the soil and

adequacy of the foundation.

6. Building 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. technical Clearance 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. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously
8. 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.
9. According to the Circular No.12544/14/CB dated: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. Only the applicant' sent it 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. Also, if anyone else disputer i divide all rights over it, they can settle It before the appropriate competent court The Directorate of Town and Country Planning Department is not the right organization to decide this. Applicant should obtain consent from
10. Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage. As per Tamil Nadu Combined Development and Building Rules 2019 Rule
11. 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.

12. 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 Receipts
As Receipts under Land use
Conversion charges 27 Non
Taxation Fees. 09Collections.
(DPC:0217–60–800–AS22709)

CONDITION:

1. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) 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.
2. 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.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions/alterations to be made without necessary permission of this office in case any alterations required proper revised approval should be obtained.
5. 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
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. 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.
9. Fly Ash bricks and Materials to be used Mandatory.

10. Fire rescue equipment should be provided as per Rules.
11. 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
12. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
13. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
14. The Applicant/developer and also the architects/Licensed Surveyor 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.
15. 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.
16. 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 Special Officer/Block Development Officer (VP)
Kanuvakkarai Village,
Annur Panchayat Union
Annur taluk, Coimbatore.

Copy to:

M/S. TOP LIGHT TEXTILES PRIVATE LIMITED,
By It's Director,
Mr.V.Sasivarnan S/o Mr.Velusamy,
Door No.2/647B,
Venus Garden, Periyandipalayam,
Mangalam Road,
Tiruppur – 641687.

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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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.

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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.

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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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The registers themselves, read for you.

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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

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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

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OMR Thoraipakkam,
Chennai 600 097, India
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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.

