

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 MEMBER SECRETARY /JOINT DIRECTOR (FAC)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

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

Online Building Plan Application Number - SWP/BPA/886466/2026

Sir,

Subject: Industrial Building - Green Category (Miscellaneous) District Town and Country Planning Office - Coimbatore Local Planning Authority - Coimbatore District – Madukkarai Taluk – Malumachampatti Panchayat / Village – S.F. No. 600/1A2, 600/1A3, 603/1A, 604, 606/1, 606/2 & 607/4- for an extent of site area 110034 sqm (27.19 Acres) – Existing approved and proposed construction of Industrial building (ELECTRONIC PRODUCTS ASSEMBLY LINE) for total FSI area 16996.32 Sqm. - Planning Permission Issued - forwarded for further action - Reg.

- Reference:
1. Applicant M/s. LARSEN AND TOUBRO LIMITED, Online Application Reference No. SWP/BPA/886466/2026, Received Dated: 30.06.2026
 2. The Directorate of Town and country planning office, Technical concurrence Online application No: SWP/BPA/886466/2026, dated: 03.08.2026.
 3. Proceedings of the Director, Town & Country Planning Department Roc No. 1912/2018/Spl.cell, Dated: 05.12.2018.
 4. Proceedings of Member Secretary (i/c), Kurichi New Town Development Authority ROC No. 644/2017/KNTDA, Dated: 24.01.2019.

5. Guidance Combined Application Form CAF No.206089, Submitted on 02.06.2026.
6. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
9. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020, and G.O.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
12. G.O.225, Housing and Urban Development Department, Dated: 26.11.2024.
13. G.O.(Ms).No.171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025.
14. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
15. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
16. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
17. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
18. Demand payment Request Letter, Dated: 05.08.2026
19. Applicant M/s. LARSEN AND TOUBRO LIMITED, Coimbatore, demand remittance letter, dated: 05.08.2026 and 06.08.2026.

Fees Details

1. Centage Charge for Building	- Rs. 16000.00/-	date.06.08.2026.
2. Centage for Land	- Rs. 3000.00/-	date.06.08.2026
3. Development Charge for Building	- Rs. 127900.00/-	date.06.08.2026
4. Development Charge for Land	- Rs. 220320.00/-	date.06.08.2026
5. Infrastructure and Amenities Charges	- Rs. 3645150.00/-	date.06.08.2026
6. Security Deposit	- Not Applicable	
7. Display Board Charges	- Rs. 1,500.00/-	date.06.08.2026
8. CC Charges	- Not Applicable	
9. Shelter Charges	- Rs. 107690.00/-	date.05.08.2026
10. Premium FSI Charges	- Not Applicable	
11. Scrutiny Fees	- Rs. 199425.00/-	date.30.06.2026

ORDER

1. With reference to the 1st Cited letter, the applicant M/s. LARSEN AND TOUBRO LIMITED has requested for Existing approved and proposed construction of Industrial building (ELECTRONIC PRODUCTS ASSEMBLY LINE) with total FSI area of 16996.32 sqm at Coimbatore District, Madukkarai Taluk, Malumichampatti Village, S.F. No. 600/1A2, 600/1A3, 603/1A, 604, 606/1, 606/2 & 607/4 for an extent of site area 110034 sqm (27.19 Acres).
2. With Reference to the 3rd & 4th cited letters, the existing Industrial buildings were constructed with Total FSI area of 32428.00 sqm at S.F. No. 574/2A, 2Bpt, 575/2A, 2B, 2C, 2D, 2E, 2F2, 2G, 3A, 3B, 3C, 3D, 3E, 576/1A, 1B, 1C, 2, 3, 600/1A2, 600/1A3, 601/1A, 3, 602, 603/1A, 603/1B, 604, 606/1, 2, & 607/4, Malumichampatti Village, Madukkarai Taluk, Coimbatore District, with an site extent of 278490.00 sqm, for which Technical concurrence has been already issued by the Director, DTCP Chennai, by numbering B.P./CTCP No.303/2018 and the same has been approved by the Member secretary (i/c), Kurichi New Town

Development Authority, proceeding order letter ROC No: 644/2017/KNTDA,
திட்ட அனுமதி / குடிநடவகு, எண்.02அ முதல் 02ஏ/2019 , Dated 24.01.2019.

3. According to Document No.6571/2020, Dated:01.09.2020, part of the land ownership has been changed to the M/S. Schneider Electric India Private Limited, and with remaining land consisting of S.F. No. 600/1A2, 600/1A3, 603/1A, 604, 606/1, 606/2 & 607/4 with a site extent of 110074.00 sqm (27.20 Acres), applicant has requested a revised site area and a proposed construction of Industrial Building (ELECTRONIC PRODUCTS ASSEMBLY LINE).
4. With reference to the 1st Cited letter, applicant has requested for the revised the approval Coimbatore District, Madukkarai Taluk, Malumachampatti Panchayat / Village – S.F. No. 600/1A2, 600/1A3, 603/1A, 604, 606/1, 606/2 & 607/4- for an extent of site area 110034 sqm (27.19 Acres) the boundary of the site has been marked as “1 to 23”. and 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: 532 / 2026. and Existing approved and proposed construction of Industrial building (ELECTRONIC PRODUCTS ASSEMBLY LINE) for total FSI area 16996.32 Sqm. with **Building Planning Permission No. 610/2026**. And **Duration of 8 Years from date of E-sign.**

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

The area statement for the existing approved and proposed construction of Industrial building is as below.

Area of the site – 110034.00 sqm

Proposed Building details: Green Category (Miscellaneous) - (ELECTRONIC PRODUCTS ASSEMBLY LINE)

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
BLOCK-1: E2C BUILDING (ALREADY APPROVED – EXISTING)			
Ground Floor (D)	4225.27	-	4225.27
BLOCK-2: EPS BUILDING (PROPOSED)			
Ground Floor	5098.64	-	5098.64
First Floor	5098.64		5098.64

Second Floor	2573.77		2573.77
Total	16996.32		16996.32

Existing approved FSI Area - 4225.27 sq.m

Proposed FSI Area - 12771.05 sq.m

Total FSI Area - 16996.32 sq.m

FSI - 0.154

Total H.P. - 5089 H.P.

Special Conditions

- OSR area – 11154.62 sqm. (10.13%) earmarked as ‘A1’ to ‘A8’ shown in the site plan should be retained as open space reservation as per rule 41(1) Explanation (i) of TNCD BR 2019
- The conditions stipulated in the NOC cited in the reference 20th issued by Station Officer, Tamilnadu Fire and Rescue Service Department is to be followed scrupulously.
- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- 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.
- Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 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 entitlement 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 dispute arises individual 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.

- 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.
- As per G.O.(Ms). No.171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025, for residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two-wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two-wheeler parking space earmarked for visitors shall be provided with fast charging points
- 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
 - c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - d) Workmanship, soundness of structure and materials used
 - e) Quality of building services and amenities the construction of building
 - f) other requirements or licenses or clearance required for the site or premises or activity under various other laws.

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 within 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.
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 Technical Concurrence would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Technical Concurrence 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/Block Development Officer, Malumachampatti Village, Madukkarai Taluk, Coimbatore if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

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

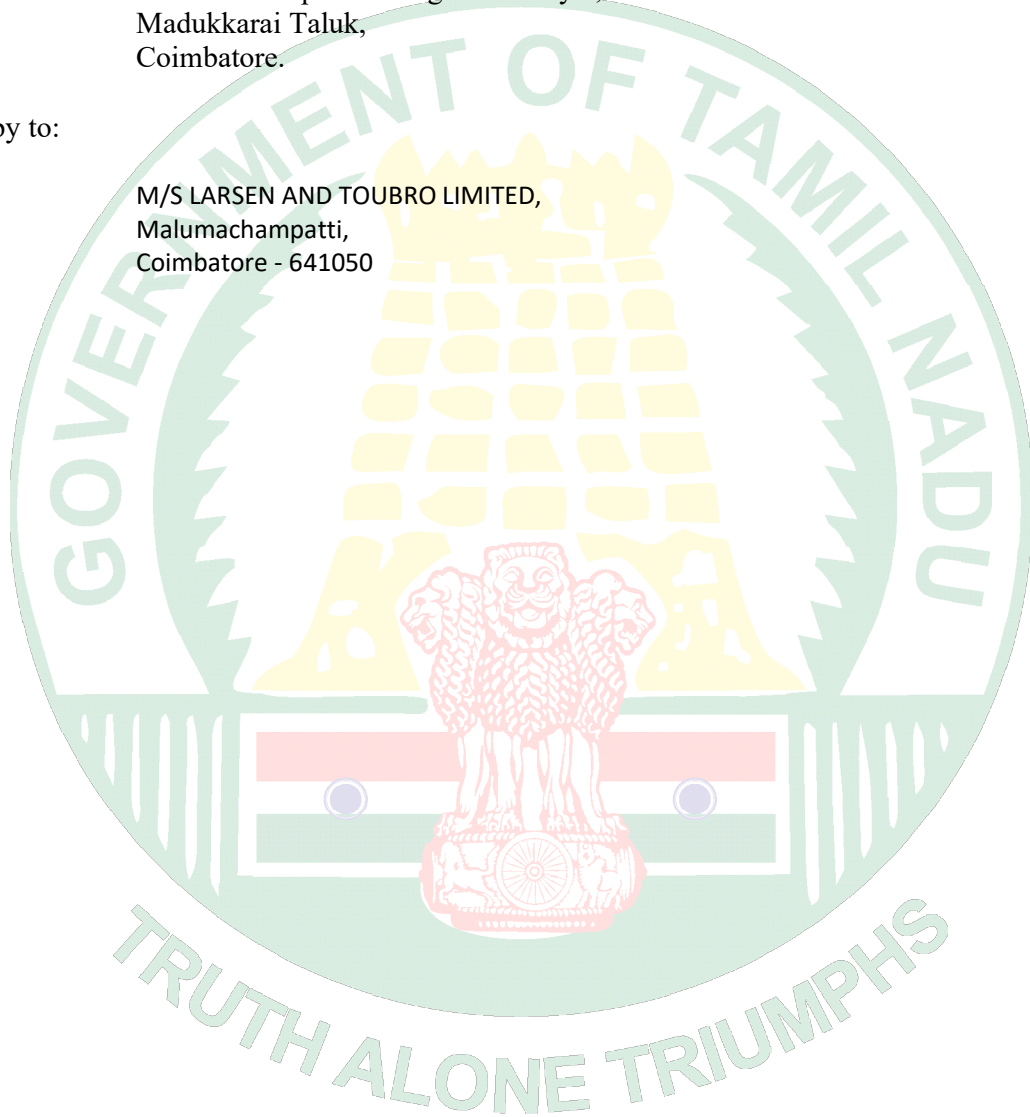
Member secretary / Joint Director(FAC)
Coimbatore District Town and Country planning Office,
Coimbatore

To:

The Special Officer / Block Development Officer,
Malumachampatti Village/ Panchayat,
Madukkarai Taluk,
Coimbatore.

Copy to:

M/S LARSEN AND TOUBRO LIMITED,
Malumachampatti,
Coimbatore - 641050



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.

