

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)

Industrial Building Application Number- SWP/BPA/890654/2026



Subject: Industrial Building – Orange Category - District Town and Country planning
– Coimbatore District – Annur Taluk– Kanuvakkarai Panchayat/village –
S.F.Nos.242/2B1, 242/2B2, 242/2C, 242/2D1, 242/2D2, 242/2D3, 242/2E,
242/2F1, 242/2F2, 242/2F3, 242/2K1A, 242/2K1B, 243/1 & 243/2- The site
extent of 50040.00Sq.m–The Existing and Proposed Construction of Industrial
building (Cotton Spinning And Weaving -Orange Category)with 5373.81 H.P of
FSI Area 19329.28 Sq.m -Technical clearance issued –forwarded for further
action - Reg.

Reference:

1. Applicant.**M/s.SNN TULASI NARAYANA SPINNERS PRIVATE LIMITED,By Its Managing Director, Mr.S.N.Nithyanandhan**, online application No.SWP/BPA/890654/2026, Dated:08.07.2026.
2. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application no.SWP/BPA/890654/2026, Dated: 31.07.2026.(BP/DTCP No:528/2026)
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. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
17. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025
18. District Officer, Fire and Rescue Department, Coimbatore Vide Letter PP NOC No:11043/NOC/NMSB/2026, K.DIS.NO:1685/2026, Dated. 13.07.2026.
19. Joint Director, Agricultural department Roc.No. E1/6775/2026 Dated:22.07.2026.
20. Demand payment Request Letter, Dated: 01.08.2026.
Applicant **M/s.SNN TULASI NARAYANA SPINNERS PRIVATE LIMITED,By Its Managing Director, Mr.S.N.Nithyanandhan**
demand remittance letter date:03.08.2026.

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

Decription	Fees	Receipt No	Date
Scrutiny Fees	Rs.1,13,677.00/-	20260708890654	08/07/2026
Centage Charges for Building	Rs.10,000.00/-	20260803039031	03/08/2026
Centage Charges for Land	Rs.4,200.00/-	20260803039031	03/08/2026
Display Board Charges	Rs.1,500.00/-	20260803890654	03/08/2026
Infrastructure and Amenities Charges	Rs.55,10,475.00/-	20260803039031	03/08/2026

CC Charges	Not Applicable		
Security Deposit Charges	Not Applicable		
OSR Charges	Earmarked		
Shelter fund	Rs. 26,953.00/-	20260803038735	03/08/2026
Premium FSI	Not Applicable		
Development Charges for Building	Rs. 1,45,500.00/-	20260803890654	03/08/2026
Development Charges for Land	Rs. 90,090.00/-	20260803890654	03/08/2026

Order:

With reference to the 1st Cited letter, the applicant **M/s.SNN TULASI NARAYANA SPINNERS PRIVATE LIMITED,By Its Managing Director, Mr.S.N.Nithyanandhan**, Coimbatore has requested for the Existing and Proposed Construction of Industrial building (Cotton spinning and weaving industry – Orange Category) with 5373.81 H.P of FSI Area 19329.28Sq.mat Coimbatore District, Annur Taluk, Kanuvakkarai Village, S.F.Nos.242/2B1, 242/2B2, 242/2C, 242/2D1, 242/2D2, 242/2D3, 242/2E, 242/2F1, 242/2F2, 242/2F3, 242/2K1A, 242/2K1B, 243/1 & 243/2for an extent of site area is 50040.00.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 O”.

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:528/2026.**

With reference to the letter 18th cited, Demand was issued to the applicant 01.08.2026. Applicant remitted the required fees and submitted remittance letter to the office on 03.08.2026 through online.

Hence, the planning permission is issued with below conditions for the above proposal and numbered as **Technical Clearence No: 63/2026.**

The area statement for the Industrial building is as below:

Site Area :50050.00Sq.m (As per Patta)

: 50040.00Sq.m (As per site)

Industrial Building (Orange Category - (Cotton Spinning and Weaving industry)

Floor Details	FSI (Sq.m)	Non FSI Area (Sq.m)		Total Builtup Area (sq.m)
EXISTING BUILDING				
Block - A(Main Unit-I)				
Ground Floor	2880.14	-	-	2880.14
Block - B(Main Unit-II)				
Ground Floor	6990.50	-	-	6990.50
First Floor	97.32	-	-	97.32
Servant and Toilet Block				
Ground Floor	50.87	-	-	50.87
Block – C (Workshop)				
Ground Floor	25.75	-	-	25.75
Block – D (Residential House)				
Ground Floor	112.21	-	-	112.21
First Floor	120.28	-	-	120.28
Terrace Floor	-	11.47	-	11.47
Block –E (Staff Quarters)				
Ground Floor	166.29	-	-	166.29
First Floor	96.51	-	-	96.51
Terrace Floor	-	26.73	-	26.73
Block – F (Dormitory)				
Ground Floor	242.52	-	-	242.52
First Floor	150.83	-	-	150.83
Terrace Floor	-	21.04	-	21.04
Block – G (Dining and Girls Dormitory)				
Ground Floor	73.08	-	-	73.08
First Floor	60.03	-	-	60.03
OHT Tank				
Ground Floor	31.19	-	-	31.19
PROPOSED BUILDING				
Block-H (Main Building)				
Ground Floor	7925.60	-	-	7925.60
First Floor	306.16	-	19.20	306.16
TOTAL	19329.28	59.24	19.20	19388.52

Total FSI Area – 19329.28sq.m

FSI –0.38<2

Total H.P – 5373.81 H.P

Building Height- 10.82 m (Maximum)

Special conditions:

1. The OSR area (remarked as 1 to 6) 5379.69 Sq.m (10.74%) 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 17th 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 17th, 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. It is the responsibility of the builders to ensure the safe bearing capacity of the soil and adequacy of the foundation.
5. 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.
6. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously
7. 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.
8. “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 advertises, 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”.

9. 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 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 disputes a divided right 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.
10. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
11. As per Tamil Nadu Combined Development and Building Rules 2019 Rule
12. 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 Registered 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 on the site or premises or activity under various other laws.
13. 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.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, Department of Municipal Administration and Water Supply, Dated:04.02.2019
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 GO 16 a display board of size 60cmx120cm 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 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.

13. 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.
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 Special Officer / Block Development Officer (VP)
Kanuvakkarai Village, Annur Panchayat Union
Annur taluk, Coimbatore.

Copy to:

M/s. SNN TULASI NARAYANA SPINNERS PRIVATE LIMITED,
By Its Managing Director,
Mr. S. N. Nithyanandhan S/o Mr. Narayanasamy,
Door No. 5/4, Sanampalayam,
Annur, Coimbatore - 641653.

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.

