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 No: SWP/BPA/893479/2026

Subject : **Industrial Building** (Green Category) – Coimbatore District Town and Country Planning Office - Coimbatore District – Annur Taluk – Pasoor Panchayat/Village – SF No.327/1B2 – site extent of 9429.00 Sq.m. – Additional construction of Industrial Building (Manufacture of Steel) - Already approved FSI area – 2233.47 Sq.m. and additional proposed FSI Area – 1476.74 Sq.m. - Technical clearance issued - forwarded for further action - Reg.

Reference :

1. Applicant M/s. Krishna Iron and Steel Company, Online Application Reference No. SWP/BPA/893479/2026, Received Dated:16.07.2026.
2. District Officer, Fire and Rescue Service, PP NOC No: 11427/NOC/NMSB/2026, Serial No: 1770/2026, dated 29.07.2026.
3. Joint Director, Agriculture Department NOC Letter No. E1/7190/2026, dated 30.07.2026.
4. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and14.08.2021
5. Circular from the Director of Town and Country Planning, Chennai Vide LetterRocNo.7963/2022/K2, dated 23.04.2022
6. Circular from the Director of Town and Country Planning Vide letter Roc No. 9611/203-TCP5, Dated:25.04.2023.
7. Circular from the Director of Town and CountryPlanningvideletterRocNo.7963/2022/K2, Dated:11.4.2023
8. Circular from the Director of Town and Country Planning VideletterRocNo.4173/2022TCP5, Dated:12.04.2023

9. G.O(M. s) No. 138, Housing and Urban Development Department Dated:04.06.2004.
10. G. O (M.s) 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(Ms)No.53, Housing and Urban Development Department, Dated:16.04.2018
14. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
15. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
16. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
17. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
19. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
20. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
21. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl. Cell, Dated: 14.12.2017.
22. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.

23. G.O.Ms.No.225, Housing and Urban Development [UD4(1)], Department, Dated: 26.12.2024.
24. G.O.(Ms).69, Housing and Urban Development {UD4(1)} Department, dated 11.03.2024.
25. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
26. Joint Director(i/c), Coimbatore District Town and Country Planning office online proceeding letter No. SWP/BPA/362872/2024, dated 02.12.2024 (SWP/BP/DTCPR (C) No : 84 / 2024)
27. Demand payment Request letter dated. 28.08.2026.
28. Applicants, Demand Remittance letter dated. 08.09.2026.

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

Fees	Paid	Already paid vide under Ref No.26
Scrutiny Fees	Rs.17,523.00/-	-
Centage Charges for Building	Rs.4000.00/-	Rs.3000.00/-
Centage Charges for Land	Rs.300.00/-	Rs.300.00/-
Display Board Charges	Rs.1500.00/-	Rs.1500.00/-
Infra structure and Amenities Charges	Rs.4,27,500.00/-	Rs.6,41,250.00/-
Shelter Charges	Rs.26,730.00/-	-
Development Charges for Building	Rs.12,000.00/- (offline on 10.09.2026)	Rs.16,875.00/-
Development Charges for Land	-	Rs.18,470.00/-
CC Charges	Not applicable	-
Security Deposit Charges	Not applicable	-
OSR Charges	Not applicable	-
Premium FSI	Not applicable	-

Order

With reference to the 1st Cited letter, the applicant has requested for the approval of Proposed construction of Industrial Building, Green category (Manufacture of Steel) with 143.00 HP. In S.F. No:327/1B2, Pasoor Panchayat & Village, Annur Taluk, Coimbatore District measuring to an site extent of 9429.00 Sq.m with already approved FSI area – 2233.47 Sq.m. and additional proposed FSI Area – 1476.74 Sq.m..

On the receipt of requisite charges vide reference 28th cited above, the site approval was already issued and the boundary has been marked as "**A to H**". and numbered as **SWP/LP/R(C)No. 370/2024 and** 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.77/2026,** Technical clearance has been issued with the following common and Special conditions.

Area of the Site – 9429.00 sq.m.

The area statement for the Existing and additional construction of Industrial Building is as below:-

Details	Description	FSI Area (in sq.m)	Non FSI Area (in sq.m)	Total Built up Area (in Sq.m.)
Existing approved building				
Block-1	Ground Floor	2191.38	-	2191.38
Block-II	Ground Floor	42.09	-	42.09
Total		**2233.47**	-	**2233.47**
Additional proposed building				
Block-I	Ground Floor	1476.74	-	1476.74
Total		**1476.74**	-	**1476.74**
Grand Total		**3710.21**	-	**3710.21**

FSI Area – 3710.21 Sq.m

FSI – 0.36

HP – 143.00 HP

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

Special Conditions:

1. The OSR (1 to 4 area 1029.28 Sq.m) shown in the site plan should be retained as open space reservation as per Explanation (i) of TNCDBR 2019 rule 41(1).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Building 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. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. According to the CircularNo.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. 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. 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.

9. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

10. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

11 Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage

12 As per Tamil Nadu Combined Development and Building Rules 2019 Rule, 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.

General Conditions :-

1. The Building permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47A)

2. if the application applied under 47A or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country

3. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant

4. Solar water heating system to be provided to the proposed Industrial 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 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019& 31.01.2020.
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. Fire rescue equipment should be provided as per Rules.
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 must be used for construction.
13. 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.
14. Parking area to be utilized only for parking purpose mentioned as per approved drawing
15. Government Registered electrical Contractor must be employed for wiring works during construction
16. Seismic Resistance Procedure to be Follow
17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Local body if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes

20. The Applicants/developer and also the architects/RE/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.

21. The installation of closed-circuit television units in Public Buildings shall be in accordance with Annexure XXI of TNCBR -2019 rules.

22. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the 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 Collections (DPC: 0217-60-800-AS 22709)

Assistant Director/Joint Director (FAC)
District Town and Country Planning office,
Coimbatore District

To

The Special Officer/Block Development Officer,
Pasoor Panchayat/Village,
Annur Taluk,
Coimbatore District.

Copy To

M/s. Krishna Iron and Steel Company,
Mr.O.K.Krishna Kumar (Partner),
10/181A, Oraikkalpalayam,
Kunnathurpudur (Po), Sarkarsamakulam Via,
Annur Taluk, Coimbatore - 641107.

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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.