PP APPROVAL RECORD

Planning Permission

Survey 491/1A and 7 more

Karegoundenpalyam, Annur taluk

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.

EEDINGS OF THE MEMBER SECRETARY(i/c)/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
)IMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Mr S.S. BHARATH, M.E.,
DEPUTY DIRECTOR/JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission

Application No: SWP/BPA/975166/2026, Date:13.11.2026

Subject: **Industrial Building (Orange Category)** - District Town and Country planning office, Coimbatore – Coimbatore District - Coimbatore Local Planning Area – Annur Taluk – Karegoundenpalyam village /Panchayat – S.F. Nos. 491/1A, 491/2A, 491/2B, 491/3, 492/1, 492/2A, 492/2B & 492/2C - With site extent of 47700.0 Sq.m –FSI Area of Existing Industrial building – 13809.05 Sq.m - with total 893.00 HP of Machinery installation – Technical Concurrence issued – Planning permission issuing - Reg.

Reference:
1. Commissioner of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/975166/2026/IC, Dt.05.11.2026.
2. The Applicant Ms. GEM EDIBLE OILS PRIVATE LIMITED represented by its Director Mr K.M.Chinnadurai, Coimbatore, Application Reference No. SWP/BPA/975166/2026, Received Dated:09.10.2026.
3. Deputy Director, Coimbatore District, inspection report of online application no. SWP/BPA/975166/2026, Dated: 22.10.2026.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O. No.01, Housing and Urban Development Department, Dated: 02.01.2023.
11. G.O. No.225, Housing and Urban Development Department, Dated: 26.11.2024.
12. G.O. No.154, Housing and Urban Development Department, Dated: 07.10.2025.
13. G.O. No.155, Housing and Urban Development Department, Dated: 08.10.2025.
14. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.
15. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular).

16. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
17. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Director of Town and Country Planning, Chennai (Circular)
18. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Director of Town and Country Planning, Chennai (Circular)
19. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023 of Director of Town and Country Planning, Chennai (Circular)
20. Demand payment Request Letter, Dated: 05.11.2026.
21. Demand paid by the applicant on 06.11.2026.
22. District Office, Fire and Rescue Service, Coimbatore District, Licence No: 13716/FL/NMSB/2026, Serial No: 2401/2026, Dt.12.11.2026.
23. AGM & Relationship Manager, SBI Coimbatore Branch, NOC Dt.28.10.2026.
24. Branch Manager, Bank of Baroda, Annur Branch, Noc Dt.05.11.2026.

ORDER

With reference to the 2nd Cited letter, the Applicant Ms. GEM EDIBLE OILS PRIVATE LIMITED represented by its Director Mr K.M.Chinnadurai, Coimbatore, has requested approval for Existing Industrial building situated in Coimbatore District, Annur Taluk, Karegoundenpalyam village /Panchayat, S.F. Nos. 491/1A, 491/2A, 491/2B, 491/3, 492/1, 492/2A, 492/2B & 492/2C With site extent of 47700.0 Sq.m , FSI Area of Existing Industrial building of 13809.25 Sq.m with total 893 HP of Machinery installation.

The applicant request was accepted and the boundary of the site has been marked as **"A to R".**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:751/2026**. in reference no. 01.

With reference to the letter 1st cited Order, Demand was issued to the applicant on 05.11.2026. Applicant has paid the demand in swp portal on 06.11.2026.

Hence, as per Section 49 of Town and Country Planning Act 1971, the planning permission is issued for the above proposal and numbered as **Planning Permission No:814/2026**. The Planning Permission Period is **13.11.2026 to 12.11.2034**.

Ref 22nd cited Fire noc and ref 23rd & 24th cited Bank Noc's have been obtained by the applicant as per Commissioner of Town and Country Planning, Chennai Special Condition.

The area statement for the Existing Industrial Building is as below.

Area of the Site

as per document – 47631.54 Sq.m

as per Patta - 47700.00 Sq.m

Building details: Existing Industrial Building

Block Name	Floor name	FSI (Sqm)	Non-FSI (Sqm)	Deductions (Sqm)	Total Built-up Area (Sqm)
Block -A Admin Block	Ground	455.01	--	--	455.01
	First	254.63	--	38.63	254.63
Block -B Packing and Storage Block - 1	Ground	1177.46	--	--	1177.46
	Mezzanine	155.75	--	--	155.75
Block -C Car parking shed	Ground	111.57	--	--	111.57
Block -D Acid Oil Tank	Ground	58.19	--	--	58.19
Block -E Boiler shed	Ground	750.26	--	--	750.26
	First	69.60	--	--	69.60
Block -F Coal Storage, Welding shed, Oil Sedimentation Tank	Ground	488.46	--	--	488.46
Block -G Drying shed	Ground	3040.23	--	--	3040.23
Block -H Processing Unit I	Ground	1164.74	--	--	1164.74
	Mezzanine	121.50	--	--	121.50
Block -I Toiler Block I	Ground	10.10	--	--	10.10
Block -J Processing Unit II	Ground	819.35	--	--	819.35
	First	838.17	--	49.39	838.17
	Second	454.82	--	--	454.82
	Third	148.60	--	--	148.60
Block -K Tanker Loading Bay	Ground	37.19	--	--	37.19
Block – L Finished Goods and Oil Filling Storage Block	Ground	1219.73	--	--	1219.73
Block -M Storage, Tin Cleaning shed and Toilet	Ground	74.77	--	--	74.77
Block – N Waxing and Storage Block	Ground	83.11	--	--	83.11
	First	119.12	--	--	119.12
Block – O Packing and Storage Block II	Ground	1374.85	--	--	1374.85
	Mezzanine	426.91	--	--	426.91
Block – P RO Plant	Ground	71.13	--	--	71.13
Block – Q Control room	Ground	13.37	--	--	13.37
Block – R Scrap yard	Ground	39.64	--	--	39.64
Block – S Diesel pump shed	Ground	7.44	--	--	7.44

Block – T Security room	Ground	11.09	--	--	11.09
Servant room -I	Ground	34.54	--	--	34.54
Servant room – II	Ground	134.40	--	--	134.40
Toilet Block II	Ground	43.32	--	--	43.32
Total		**13809.05**	**--**	**88.02**	**13809.05**

Total FSI Area - 13809.05 Sq.m.

FSI - 0.29

OSR - 4943.49 – 10.36%

The Planning Permission issued with the following Special and General Conditions.

Special Conditions

1. The OSR Area - 4943.49 Sq.m (10.36%) earmarked as 1 to 5 as shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).2019.The location ,extent, dimensions and boundaries of the OSR area as approved under the planning permission shall not be changed, shifted, relocated in the event of any subsequent revision of this present planning permission unless necessitated by any further amendment to the applicable OSR rules /regulations or specifically directed by the competent authority in accordance with law.
2. The provisions of the Rainwater Harvesting Guidelines for the Construction, Rejuvenation and Maintenance of Rainwater Harvesting Structures for Sustainable Water Management, issued vide G.O.(Ms.) No.193, Municipal Administration and Water Supply Department, dated 02.11.2026, shall be duly observed and implemented, wherever applicable.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. As per TNCDBR, 2019 Annexure XXI closed circuit television units shall be provided.
5. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 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.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.

8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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.

General Conditions

1. Solar water heating system to be provided to the Existing Industrial Building. Solar photo voltaic 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 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019& 31.01.2020.
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. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. 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 professional's details including quality auditor details at the place of construction.

11. The Government orders and circulars referred to in the references cited above shall be follow scrupulously.
12. If the applicant fails to construct the building as per the Planning Permission, the appropriate planning authority will take action under section of 56 and 57 of Tamil Nadu Town and Country Planning Act, 1971.
13. The planning permission or building permit if secured by any person by any misrepresentation or by production of false documents, such planning permission or building Permit will be cancelled after issuing a show cause notice as per TNCDBR 2019, rule 13.
14. The following charges are collected as follows

Centage charges for building	Rs.15000/-, Dt.06.11.2026
Centage charges for land	Rs.2700/-, Dt.06.11.2026
I & A Charges	Rs.3938700/-, Dt.06.11.2026
Shelter charges	Rs.129732/-, Dt.06.11.2026
Display board charges	Rs.1500/-, Dt.06.11.2026
Development charges for land	Rs.85878/-, Dt.06.11.2026
Development charges for building	Rs.103650/-, Dt.06.11.2026
Scrutiny fee	Rs.98876/-, Dt.09.10.2026

Member Secretary (i/c),
Deputy Director/Joint Director (FAC),
Coimbatore Local Planning Authority,
District Town and Country Planning Office,
Coimbatore District.

To

The Special Officer,
Karegoundenpalyam village panchayat,
Annur taluk,
Coimbatore District.

Copy to

M/s. Gem Edible Oils Private Limited,
By its Director Mr.K.M.Chinnadurai,
Door No.5/221,
Covai Road,
Karegoundanpalayam Post,
Coimbatore - 641653.

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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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.