

PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (FAC)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

PRESENT: G. PURUSHOTHAMAN, B.E., M.PLAN,

ASSISTANT DIRECTOR

Online Building Plan Application Number - SWP/BPA/703435/2025

Sir,

Subject: Industrial Building - District Town and Country Planning Office - Coimbatore Local Planning Authority - Coimbatore District – Sulur Taluk – Peedampalli Village Panchayat / Village – S.F. No. 68/4 - extent of 2937.98 Sqm – Proposed Construction of Ground Floor– Cotton And Woolen Hosiery And Power loom and handlooms (without dying and bleaching) - (Green Category) - Industrial Building with an FSI Area 1412.41 Sqm - Planning Permission Issued - forwarded for further action - Reg.

Reference: 1. Applicant M/s. R G R Spinners Coimbatore, Online application No. SWP/BPA/703435/2025, Dated: 14.11.2025
2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.16, Department of Municipal Administration and Water Supply,

and Urban Development Department, Dated:

Commissioner of Town and Country Planning,
A2, Dated:16-04-2009.

Commissioner of Town and Country Planning, Roc
Dated:27-06-2012.

Commissioner of Town and Country Planning,
PA1, Dated:22-09-2017.

Commissioner of Town and Country Planning, Roc



No.14227/2017/CP, Dated:14-12-2017.

12. Demand payment Request Letter, Dated: 22.09.2025

13. Applicant M/s. R G R Spinners, Coimbatore, demand remittance letter, dated: 23.12.2025.

14. Station Officer, Tamilnadu Fire and Rescue Service PP Noc No:6477/NOC/NMSB/2025, Dated:01.12.2025.

Fees Details

1. Centage Charge for Building	- Rs. 1000.00/-	23.12.2025.
2. Centage for Land	- Rs. 600.00/-	23.12.2025
3. Development Charge for Building	- Rs. 15000.00/-	23.12.2025
4. Development Charge for Land	- Rs. 6000.00/-	23.12.2025
5. Infrastructure and Amenities Charges	- Rs. 427500.00/-	23.12.2025
6. Security Deposit	- Not Applicable	
7. Display Board Charges	- Rs. 1,500.00/-	23.12.2025
8. CC Charges	- Not Applicable	
9. Shelter Charges	- Not Applicable	
10. Premium FSI Charges	- Not Applicable	
11. OSR Charges	- Retaining in land Hence Not Applicable	
12. Scrutiny Fees	- Rs. 7250.00/-	14.11.2025

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Green Industrial Building in Coimbatore District, Sulur Taluk – Peedampalli Village Panchayat / Village – S.F. No. 68/4 - extent of 2937.98 Sqm. This site has been marked as “A to D” Site **Approval L.P./CLPA No.799/2025**. The Proposed Construction of Ground Floor– Cotton And Woolen Hosiery And Power loom and handlooms (without dying and bleaching) - (Green Category) - Industrial Building with an FSI Area 1412.41 Sqm. with **Building Planning Permission No.934/2025**.

And **Duration of 8 Years** from date of E-sign.

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

Area of Site - 2937.98 Sqm

Proposed Building Area details:

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Ground Floor	1412.41	-	1412.41
Total	1412.41	-	1412.41

FSI = 0.479 < 2.0

Building Height = 5.49m

Special Conditions

- As per G.O.18 Rule No.41- OSR Area- 295.09 Sq.m (10.04%) of Boundary (1 to 4) earmarked in the site plan. OSR earmarked in the site plan should be reserved for this purpose only.
- 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 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, Arasur Village, Suler,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,
Peedampalli Village/ Panchayat,
Suler Taluk,
Coimbatore.

Copy to:

M/s. R G R Spinners,
NO-424,G V RESIDENCY,
Uppilipalayam,
Coimbatore - 641028

