

PP

APPROVAL RECORD

Planning Permission

Namakkal

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(i/c)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT : THIRU.R.RAJA GURU,M.Tech.,
ASSISTANT DIRECTOR,
MEMBER SECRETARY/ JOINT DIRECTOR(i/c)
Online Building Plan Application – Planning Permission

Application Number : SWP/BPA/034433/2023

Sir,

Subject: Revised Office building - District Town and Country Planning Office - Coimbatore District – Coimbatore Local Planning Authority/ Corporation – Kalapatti village - S.F.Nos: 574/2B2 and 574/9–Basement + Ground + 3 floor residential building approved by the Planning Permission no.175/2019 -for an extent of 1769.00 Sqm – Additionally site extent was added in S.F.Nos: 574/2B1B, 2B1B,2B1D – for an extent of 738.00sqm–Revised commercial office building of FSI Area 3265.10 Sqm Planning Permission issued - forwarded for further action - Reg.

Reference:	1.	Applicants Geetha Kumars Hospitality And Healthcare Private Limited and Two Others online application No : SWP/BPA/034433/2023 Dated: 10.10.2023
	2.	Director, Town and country planning , technical concurrence letter Roc No: 3328/2018/PA1 Dated: 04.06.2019
	3.	Member secrtary (i/c), Coimbatore Local planning Authority proceeding letter Roc.No 4085/2017 Dated :13.08.2019
	4.	Commissioner , Coimbatore corporation,BL No: BL/0297/2020/MH2/E Dated: 11.3.2020
	5.	G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
	6.	G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
	7.	G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
	8.	G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
	9.	G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
	10.	G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
	11.	Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
	12.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
	13.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
	14.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
	15.	Demand payment Request Letter, Dated: 30.11.2023 and 05.01.2024
	16.	Applicant Geetha Kumars Hospitality And Healthcare Private Limited and Two OthersDemand remittance letter Dated:05.01.2024 and 9.1.2024

Fees Details

Centage Charge for Building	Rs.12900.00
CC Charges	Rs. 46712.00
Display Board Charges	Rs. 1500.00
Development Charges for Building	Rs. 83600.00
Development Charges for Land	Rs. 20720.00
OSR fees	Rs. 9445122.00

Body of the letter:

Coimbatore Local Planning Authority/ Corporation, Kalapatti village – on S.F.Nos 574/2B2 and 574/9 an extent of 1769.00 Sqm. The site was earmarked as **A to J** with Basement + Ground + 3 floor Residential building was Technically cleared by the Directorate of Town and country planning vide 2nd cited letter numbered as BP/DTCP No:127/2019 and **Planning Permission No 175/2019** was issued vide 3rd cited letter by Member Secretary, Coimbatore Local planning authority.

Now the applicant has applied for the Residential building into revised Commercial office building vide 1st cited online application. By adding the site extent in Kalapatti village in S.F. Nos 574/2B1B, 2B1B, 2B1D for an extent of 738.00 with total extent of the site now was 2507 sq.m. The application was processed as per the rules prevailing, records pursued and site inspection was conducted. With reference to the letter 15 cited, Demand was issued to the applicant on 30.11.2023 and 05.01.2024. Applicant remitted the required fees and submitted remittance letter in this office on 05.01.2024 and 09.01.2024

The site was earmarked as A to J and was numbered LP/CLPA No: 11/2024

2. The area statement for the revised Commercial office building is as below.

Area of Site – 2507.00 sq.m (as per Patta)
- 2557.77 sq.m (As per document)
-

Revised Building details: Commercial office building

Floor Details	FSI (Sqm)		Non- FSI (Sqm)		Total Built-up Area (Sqm)
	Existing approved	Revised Area	Existing approved	Revised Area	
Basement Floor		-	858.71	814.40	814.40
Ground Floor	756.88	805.60	89.98	8.80	814.40
First Floor	836.87	760.60	30.29	112.70	873.30
Second Floor	836.87	849.10	30.29	24.20	873.30
Third Floor	836.87	849.80	30.29	23.50	873.30

Terrace Floor	-	-	47.59	131.20	131.20
Total	3267.49	3265.10	1087.15	1114.80	4379.90

Total FSI area - 3265.10Sq.m

Andas per Section 49 of Town and Country Planning Act 1971, **Planning Permission No : 15/2024 (Planning permission No : 175/2019 revised as)** and Duration of Permission from **20.1.2024 to 19.01.2032(8Years)** has been accorded with the following special condition:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. 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.
5. The Tamil Nadu Government in G.O. Ms .No 112, 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.
6. 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.
7. According to G.O No 18 Municipal Administration and Water supply Department, Dated: 04.02.2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.
9. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 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.
- d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility 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 for the site or premises or activity under various other laws.

Condition:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
2. This Permit is furnished by virtue of power delegated by Coimbatore Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
3. 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 under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
4. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority.
i).If the details given by the applicant is found to be false(or) ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.
5. 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.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply, Dated: 04.02.2019.
9. 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.
10. Mosquito netting to be provided at OHT and well.
11. 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.
12. Fly Ash bricks and Materials to be used Mandatory.
13. 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.
14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

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

16. 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.

17. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

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

19. Fire rescue equipment should be provided as per Rules.

20. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

21. Fly Ash bricks and Materials must be used for construction.

22. 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 engineer details at the place of construction.

S

Encl: Building Plan Map

Member Secretary / Joint Director (i/c)
Coimbatore Local Planning Authority
Coimbatore

To:
The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:

Geetha Kumars Hospitality And Healthcare Private Limited and Two Others
D.No.63, Nanjappa Street,
Arun Hospital, Gobichettipalayam,
Erode District.
Mobile Number: 9655008064
Email Id: mailtoo2023@gmail.com

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.

