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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EEDINGS OF THE MEMBER SECRETARY(i/c)/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
OIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Mrs V.B. PAVITHRA, B.Arch.,M.U.R.P.,
ASSISTANT DIRECTOR/JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission

Application No: SWP/BPA/195307/2024, Date:19.09.2026

Subject: **Revised Apartment Building** - District Town and Country planning office, Coimbatore – Coimbatore District - Coimbatore Local Planning Area – Coimbatore City Municipal Corporation - Coimbatore North Taluk - Saravanampatti Village – S.F. Nos.403/1A & 404/1C2 - Site Extent of 2427.65sq.m. - Revised construction of Residential building for FSI area 6189.21sq.m – Technical Concurrence issued – Planning permission issuing - Reg.

Reference:
1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/195307/2024, Dt.30.07.2025.
2. Thiru.Ramachandran and Thiru.P.Manikkan, Coimbatore Online Application Reference No. SWP/BPA/195307/2024, Dated: 13.04.2024.
3. The Assistant Director/Joint Director (FAC), Coimbatore, Inspection Report of Online Application No. SWP/BPA/195307/2024, Dated: 18.09.2024 & 29.07.2025.
4. Director of Town and country planning, Chennai letter Roc.No:19309/2015/BA1, Dated: 31.08.2016.
5. Member Secretary/ Joint Director, Coimbatore Local planning authority, Letter Roc.No.1847/2015/LPA, Dated: 21.12.2016.
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
12. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

17. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
18. G.O(Ms).No.95, Housing and Urban Development Department, Dated: 04.08.2023.
19. Demand payment Request Letter, Dated: 06.02.2026.
20. Demand paid by the applicant on 03.07.2026 and 04.07.2026.

ORDER

With reference to the 2nd Cited letter, the applicant Thiru.Ramachandran and Thiru.P.Manikkan, Coimbatore has requested for the approval of commercial Office building at Coimbatore District / North Taluk, Saravanampatti Village, S.F. Nos.403/1A & 404/1C2, Site Extent of 2427.65sq.m. Revised construction of Residential building for FSI area 6189.21sq.m. Reference to the 4th Cited letter, the boundary of the site has been marked as "A to G", Site Extent of 2450 sq.m and Stilt floor -929.07sq.m(Non-FSI)., First floor-886sq.m., Second floor-886sq.m., Third floor-886sq.m., Fourth floor-886sq.m. Total FSI area - 3544 sq.m are already Technical Clearance issued by Director, DTCP Chennai vide B.P/DTCP No. 158/2016, Dated: 31.08.2016 and already approved by Member Secretary/Joint director, Coimbatore Local Planning Authority, vide Letter Roc.No.1847/2015/LPA, dated: 21.12.2016, Planning Permission No. 192 அ to அ / 2016.

The applicant request has been accepted and 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: 381 / 2025** in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 06.02.2026. Applicant has paid the demand in swp portal on 03.07.2026 and 04.07.2026.

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:691/2026**. The Planning Permission Period is **19.09.2026 to 18.09.2034**.

The area statement for the Revised construction of Residential Apartment building is as below.

Total Area of the Site – 2427.65 Sqm

Description	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)	Total Units
Stilt floor	--	1593.45	1593.45	--
First floor	1406.58	186.87	1593.45	12
Second floor	1406.58	186.87	1593.45	12
Third floor	1125.35	186.87	1312.22	12

Fourth floor	1125.35	186.87	1312.22	12
Fifth floor	1125.35	186.87	1312.22	12
Terrace floor	--	103.48	103.48	--
Total	**6189.21**	**2631.28**	**8820.49**	**60**

Revised FSI Area – 6189.21Sq.m

FSI – 2.549

No. of Units - 60 Nos.

As per Special Condition No.3 of 1st cited letter, To be demolished marked in the site plan, portion in the site has been demolished.

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

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

3. 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.

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

5. 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.

6. 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.

General Conditions

1. Solar water heating system to be provided to the Revised residential 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. 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.
12. 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.
13. The following charges are collected as follows

Centage charges for building	Rs.1400/-, Dt.04.07.2026
Centage charges for land	Rs.300/-, Dt.04.07.2026
I & A Charges	Rs.799912/-, Dt.04.07.2026
Premium FSI charges	Rs.12108450/-, Dt.04.07.2026
Security deposit	Rs.882075/-, Dt.04.07.2026
CC Charges	Rs.94941/-, Dt.04.07.2026
Display board charges	Rs.1500/-, Dt.04.07.2026
Shelter charges	Rs.636533/-, Dt.04.07.2026
Development charges for land	Rs.10038/-, Dt.04.07.2026
Development charges for building	Rs.74387/-, Dt.04.07.2026
OSR Charges	Rs.4444936/-, Dt.03.02.2026.
Scrutiny fee	Rs.21364/-, Dt.13.04.2024

Old Centage Charges	Rs.5100/-, Dt.09.12.2016
Old I&A charges	Rs.1010100/-, Dt.04.10.2016
Old Development charges	Rs.103800/-, Dt.05.12.2016

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

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore District.

Copy to

Mr A Ramachandiran and Mr P Manikkan,
No.213/40, Parsn Ganpath, Ramnagar,
Coimbatore – 641009.

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

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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.