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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.

PROCEEDINGS OF THE JOINT DIRECTOR (FAC)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.Purushothaman, B.E., M.Plan.,
JOINT DIRECTOR (FAC)
SWP Building Plan Application – Technical Clearance
Application No: SWP/BPA/468216/2025



Subject:

Residential Building (NHRB) – DTCP-Chennai –107 – Proposed
Construction of Residential Building in Coimbatore District – Perur Taluk –
Ikkaipoluvampatti Village (HACA) in S.F.No. 439/3 with a total site extent
of 9,550.00 Sq.m (as per Patta) and with an FSI Area of 15457.95 Sqm -
Technical Clearance - issued- forwarded for further action - Reg.

Reference:

1. Applicant. M/S.Krishi Land Farm Developers Private Limited Online Application Reference No. SWP/BPA/468216/2025, Dated: 28.02.2025
2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 02.05.2026 (BP/DTCP No.362/2026)
3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020
8. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
9. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated:16-04-2009.
10. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/BA1, Dated:22-09-2017
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl Cell, Dated: 14.12.2017.

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020
13. G.O.(Ms).No.79,Housing and Urban Development,UD4(1) Department, Dated: 04.05.2017
14. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023
15. As per G.O.Ms.No.171, Housing and Urban Development Department (UD4(1), Dated: 30.10.2025
16. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)),dated 08.10.2025.
17. Principal Chief Conservator of Forests (Head of Forest Force) Department (HACA) Chennai Letter K.Dis.C.No.TS2/184/2025, dated 30.01.2025
18. Assistant Director, Geology and Mining Department, Coimbatore Letter RC No.1190/Mines/2024, dated 20.01.2025
19. Revenue Divisional Officer, Coimbatore North Letter K.Dis.No.7462/2024/A1, dated 05.12.2024.
20. Joint Director, Agriculture Department NOC Covai letter K.Dis.E1/1314/2025, Dated: 20.02.2025.
21. Demand payment Request Letter, Dated 04.05.2026 and 25.05.06.2026
22. Applicant. M/S.Krishi Land Farm Developers Private Limited, demand remittance letter dated: .05.2026 and 05.06.2026 (Submitted On .06.2026)

Fees Details

Description	Fees Amount in Rs.		Date
Scrutiny Fee	Rs.91384.00/-	20250228468216	28/02/2025
CC Charges	Rs.213323.00/-	213323.00	05/06/2026
Display Board Charges	Rs.1500.00/-	20260605468216	05/06/2026

Security Deposit	Rs.2203050.00/-	2026060546821 6	05/06/2026
Development Charges For Building	Rs.99100.00/-	2026060546821 6	05/06/2026
Development Charges for Land	Rs.11472.00/-	2026060546821 6	05/06/2026
Centage Charge for Land	Rs.600.00/-	20260604057691	04.06.2026
Centage Charge for Building	Rs.85000.00/-	20260604057691	04.06.2026
Infrastructure and Amenities Charge	Rs.4406100.00/-	20260604057691	04.06.2026
Premium FSI Charges	Not Applicable		
Shelter Fees	Rs.17818.00/-	20260530024947	30.05.2026
OSR Fees	Rs.124150/-	2026052102060 1	21.05.2026

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of proposed construction of Residential Building (NHRB) - in Coimbatore District – Perur Taluk – Ikkaraipoluvampatti Village (HACA) in S.F.No. 439/3 with a total site extent of 9,550.00 Sq.m (as per Patta) and with an FSI Area of 15457.95Sq.m .

The site has been marked as **“A to I”** and .Under Section 47 of Town and Country Planning Act 1971 issued concurrence by the Director, Directorate of Town and Country Planning Department, for an FSI Area of 15457.95sqm, vide reference 2. The Building Plan has been numbered as **B.P/DTCP No. 362/2023.**

With reference to the letter 21th cited, Demand was issued to the applicant 06.2026 Applicant remitted the required fees and submitted remittance letter to the office on: 06.2026through online.

Hence, The Technical Clearance iss issued with below conditions for this proposal and numbered as Technical Clearance **No: 50 /2026.**

The area statement for the Proposed Non High Rise Residential building is as below.

Total Area of the Site – 9550.00Sq.m (As per Patta)

Total Area of the Site - 8458.76Sq.m (Super Imposed Area)

Non High Rise Residential Building Area details in Sqm

Description	FSI Area	Non FSI Area Sq.m	Deduction	Total Builtup Area Sq.m	Usage
Block-1					
Stilt Floor	237.86	3857.76	-	4095.62	-
First Floor	3074.49	-	1029.71	3074.49	22
Second Floor	3036.40	-	1078.17	3036.40	24
Third Floor	3036.40	-	1078.17	3036.40	24
Fourth Floor	3036.40	-	1078.17	3036.40	24
Fifth Floor	3036.40	-	1078.17	3036.40	24
Terrace Floor (Head Room)	-	254.10	-	254.10	-
Security Cabin	-	6.25	-	6.25	-
Drive Way	-	241.88	-	241.88	-
Total	15457.95	4359.99	5342.39	19817.94	118

FSI Area: 15457.95 sq.m

FSI – 15457.95/8458.76= 1.82 < 2

Height Of the Building- 17.90m

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

Special Conditions

1. As per the As per the reference 12th cited circular and 14th cited Government order, Open space reservation charges is paid by Applicant.
2. Conditions stipulated in the reference 17th issued by the Principal Chief Conservator of Forests (Head of Forest Force) Department (HACA) is to be followed scrupulously.
3. Conditions stipulated in the reference 18th issued by the Joint Director, Geology and Mining Department (HACA) is to be followed scrupulously.
4. Conditions stipulated in the reference 19th issued by the Revenue Divisional Officer, Coimbatore North (HACA) is to be followed scrupulously.
5. Conditions stipulated in the reference 20th issued by the Joint Director, Agriculture Department NOC is to be followed scrupulously.
6. As per the Assistant Director Geology and Mining Coimbatore HACA NOC letter cited in the reference 18th No Objection Certificate should be obtained from Water Resource Department as there is a Noyyal River situated on the Southern side of the proposed site.
7. As per GO cited in the reference 15, For residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two

wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two wheeler parking space earmarked for visitors shall be provided with fast charging points.

8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
9. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
10. Technical Clearance 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.
11. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
12. 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.

13. 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.
14. According to G.O No 18 Department of Municipal Administration and Water Supply, Dated- 04-02-2019 Construction continuation certificate should be obtained from this office for the technical Clearance approved building at the time of Plinth Level itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
15. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water with NOC from TNPCB. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it as per the empaneled agency Certified report.
16. As per the G.O in the reference 14th cited the proposal in Non Planning Area, the final Approval shall be given by the Local authority only after collecting Rs 1,000/-as scrutiny fees as per the rule 3 and 3% of the market value of the site as land use changes fees as per rule a

should be collected before issuing 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-AS22709)

17. 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.
- d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible 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.

General Conditions

1. This Technical Clearance 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 Technical Clearance issued by Joint Director, District Town and Country Planning Office, Coimbatore District. If the details given by the applicant is found to be false (or) If the applicant fails to follow the rules and Norms, the by Joint Director concern can cancel or revise the Technical Clearance 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 & 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. 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 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 at the place of construction In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
1. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
2. 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.
3. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Local body if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
4. Government Registered Electrical Contractor must be employed for wiring works during construction.
5. As per G.O.Ms.No.171, Housing and Urban Development Department (UD4(1), Dated: 30.10.2025. Charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space.

Joint Director (FAC)
District Town and Country Planning Office
Coimbatore District

To

The Special Officer/ Bloclsk Development Officer (VP)
Ikkarapoluvampatti Villge
Perur Taluk,
Coimbatore District.

Copy to:

1.M/s. KRISHI LAND FARM DEVELOPERS PRIVATE LIMITED
Isha Yoga Center, Vellingiri Foot Hills,
Ikkaraibooluvampatti,
Coimbatore – 641114.

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.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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



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The LandLens
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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

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Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

