

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.



**PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR
(INCHARGE)**

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

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

ASSISTANT DIRECTOR

Online Building Plan Application Number- SWP/BPA/0603149/2025

Sir / Madam

Subject :

HRB – Commercial Business Office/ Professional Consulting Office Building – Coimbatore District / LPA / Corporation / North Taluk, East Zone, Vilankurichi Village, Ward No. Y(25), Block No.02, T.S.No.5/5 and 5/6B with a total site extent of 4086.00Sqm (As per TSLR) – FSI Area 12826.57 Sqm- - Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai- Planning Permission Issued – Forwarded for further action – Regarding

Reference :

1. Applicant. M/s.Sreevatsa Real Estates Pvt Ltd., (POA of Tmt.Maheswari, Thiru.S.Kumar & Thiru.M.V.Ganesh) Online Application Reference No. SWP/BPA/0603149/2025, Dated:26.07.2025.
2. Assistant Director / Member Secretary/Joint Director (i/c), Coimbatore District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/0603149/2025, Dated:29.07.2025.
3. Director of Town and country Planning, Chennai Online Application No. SWP/BPA/0603149/2025, Dated:10.12.2025. (Technical concurrence issued vide No. B.P/DTCP No:613 /2025)
4. HRB Meeting held on 29.09.2025, Subject No.8
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.No.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. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. G.O.(Ms).No.95, Housing and Urban Development, UD4(1) Department, Dated: 04.08.2023.
16. DGP / Director, Tamil Nadu Fire and Rescue Services Department, PP Noc No.209/2025, Online Application token No.332709, Dated 25.10.2025.
17. DGP / Director, Tamil Nadu Fire and Rescue Services Department, PP Noc No.165/2025, Online Application token No.313210, Dated 27.08.2025.
18. Airport Authority of India NOC ID. COIM /SOUTH/ B/ 052725/ 1732678, Dated. 11.06.2025. (Valid up to 10.06.2033), (Maximum Allowable Height 32.16m)
19. G.O.(Ms).No.171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025.
20. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 07.11.2025.
21. Demand payment Request Letter, Dated: 13.12.2025
22. M/s.Sreevatsa Real Estates Pvt Ltd., (POA of Tmt.Maheswari, Thiru.S.Kumar & Thiru.M.V.Ganesh) Online Application Reference No. SWP/BPA/0603149/2025, Demand Remittance Letter Dated: 18.12.2025.

Fees Details

Scrutiny Fees	- Rs.36480.00	dated.26.07.2025.
	- Rs .200	challan dated 2.1.2026
OSR Charges	- Rs. 4929759.00	dated.16.12.2025
Centage Charge for Building	- Rs.7000.00	} dated.18.12.2025
Centage for Land	- Rs. 600.00	
Infrastructure and Amenities Charges	- Rs .7234550.00	
Premium FSI Charges	- Not applicable	
Development Charge for Building	- Rs.612000.00	} dated.18.12.2025.
Development Charge for Land	-Rs .32800.00	
Security Deposit	-Rs.3617275.00	
Display Board Charges	- Rs. 10000.00	
CC Charges	- Rs.164674.00	
Shelter Charges	- Rs.1430220.00	

ORDER

With reference to the 1st Cited letter, the applicant M/s. Sreevatsa Real Estates Pvt Ltd., (POA of Mrs.Maheswari, Mr.S.Kumar & Mr.M.V.Ganesh), has requested for the approval of proposed construction of High Rise Commercial Business Office/ Professional Consulting Office Building at Coimbatore District / LPA / Corporation / North Taluk, East Zone, Vilankurichi Village, Ward No.Y(25), Block No.02, T.S.No.5/5 and 5/6B in a total site extent of 4086.00Sqm. The site has been marked as “A to I” 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: 613 /2025** and (As per TSLR) with a FSI area of 12826.57Sqm. and **Planning Permission No. 06/2026** and Duration valid for 8 years from the date of e-sign.

The above HRB Commercial office building proposal was placed in High Rise Building Panel Meeting held on 29.09.2025. The subject was discussed and suggestions of High Rise Building panel were obtained.

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

Total Area of the Site – 4086.00 Sqm (As per TSLR)

Proposed High Rise Commercial Office Building Area statement in sqm

Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Built up Area(sq.m)
Basement Floor	-	2445.64	2445.64
Ground Floor	1697.23	-	1697.23
1 st Floor	1854.89	-	1854.89
2 nd Floor	1854.89	-	1854.89
3 rd Floor	1854.89	-	1854.89
4 th Floor	1854.89	-	1854.89
5 th Floor	1854.89	-	1854.89
6 th Floor	1854.89	-	1854.89
Total	12826.57	2445.64	15272.21

Total FSI Area: 12826.57sqm.

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

Special Conditions

1. Conditions stipulated in the NOC cited in the reference 16th & 17th issued by DGP/ Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2. Conditions stipulated in the Airport Authority NOC cited in the reference 18th issued by Airport Authority of India is to be followed scrupulously.
3. The existing buildings demarcated in the site plan as to be demolished has to be demolished by obtaining required permission from the local body.
4. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and

implement at site as per the detailed drawings and specification.

5. As per GO cited in the reference 18, 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. 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.
10. 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.

11. 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.
12. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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 planning permission 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. 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) 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) 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 1If 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 Planning Permission would be cancelled without intimation to the applicant.

14. If any court case would be pending with reference to this proposal, the Planning Permission 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 Commissioner, Coimbatore Corporation 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.

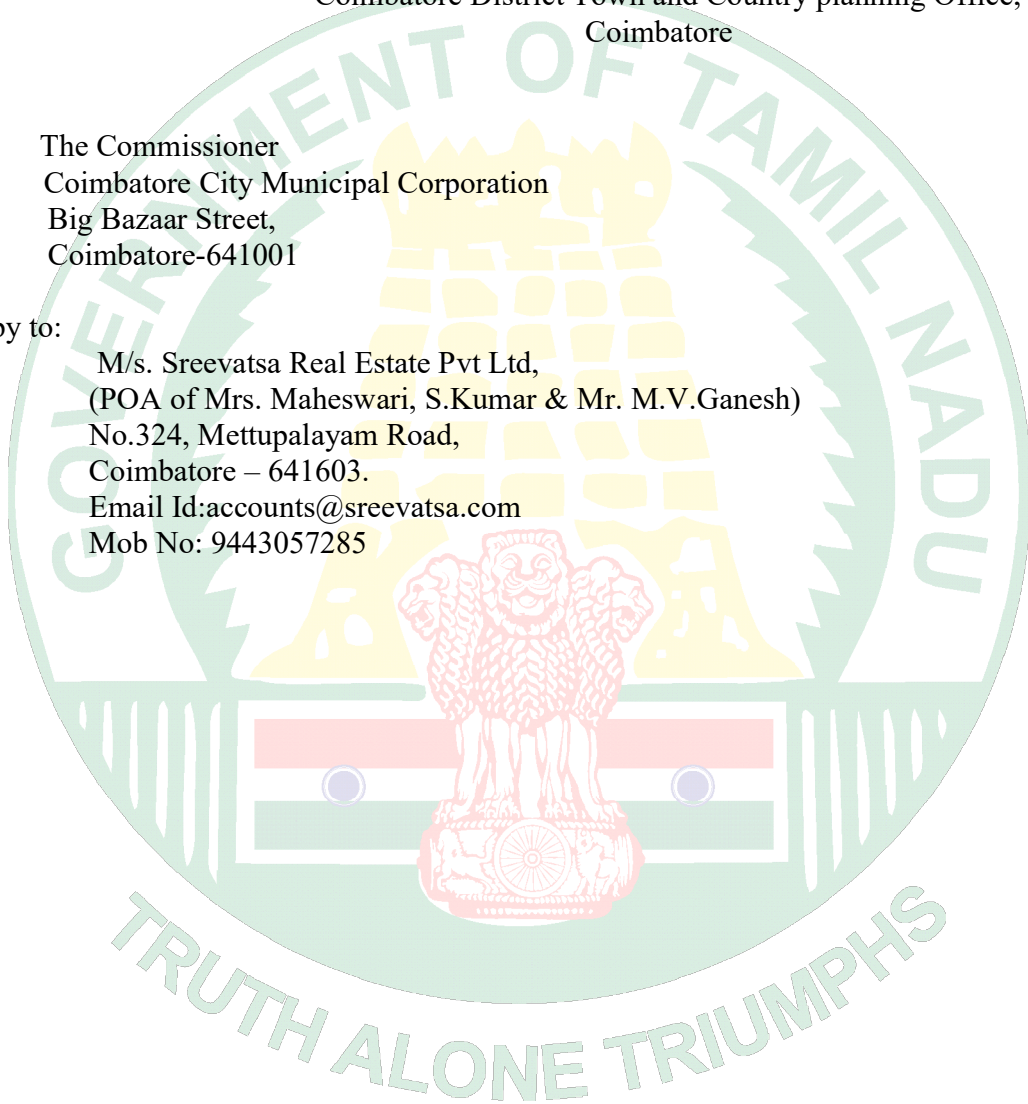
Member secretary / Joint Director(I/c)
Coimbatore District Town and Country planning Office,
Coimbatore

To:

The Commissioner
Coimbatore City Municipal Corporation
Big Bazaar Street,
Coimbatore-641001

Copy to:

M/s. Sreevatsa Real Estate Pvt Ltd,
(POA of Mrs. Maheswari, S.Kumar & Mr. M.V.Ganesh)
No.324, Mettupalayam Road,
Coimbatore – 641603.
Email Id:accounts@sreevatsa.com
Mob No: 9443057285



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.

