

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 (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.PURUSHOTHAMAN, B.E., M.Plan.,
JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission**

Application No: SWP/BPA/604730/2025,

Date:19.02.2026

Subject: HRB – Revision and Proposed Additional construction of High Rise Office Building - District Town and Country planning office, Coimbatore - Local Planning Authority - Coimbatore District - Coimbatore North Taluk – Coimbatore City Municipal Corporation – Saravanampatti village – Sf no. 368/1Bpt – Extent of site 23500.78 sqm - FSI Area:28237.04Sqm has been already approved – Proposed High Rise additional Block - 3 (Basement 1 & 2, Ground + 9 Floors) FSI area:32616.57Sqm – Block-1 – Semi basement revision to already approved - Already approved, Revision to already approved and Proposed additional FSI area put together is 60338.53sqm – Technical concurrence issued – Planning permission issuing - Reg.

- Reference:
1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/0604730/2025, Dt.10.12.2025.
 2. Applicant. Mr.C.Sukumaran., Online Application Reference No. SWP/BPA/0604730/2025, Dated:30.07.2025.
 3. Assistant Director / Member Secretary / Joint Director (i/c), Coimbatore District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/ 0604730/2025, Dated:06.08.2025.
 4. HRB Meeting held on 29.09.2025, Subject No.13.
 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/SplCell, Dated: 14.12.2017.
14. G.O.(Ms).No.171,Housing and Urban Development,UD4(1) Department, Dated: 30.10.2025.
15. DGP / Director, Tamil Nadu Fire and Rescue Services Department, PP Noc No.183/2025, Online Application token No.323398, Dated 18.09.2025
16. Airport Authority of India NOC ID. COIM /SOUTH/ B/ 060225/ 1746108, Dated. 31.07.2025. (Valid up to 30.07.2033)
17. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chempauk, Chennai, Dated:01.12.2025.
18. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) EC identification No.EC23B038TN168182,File No.10210, Category: B, Dated: 22.11.2023.
19. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) EC identification No.EC25C3803TN5761239N,File No.12138, Category: B2, Dated: 04.12.2025..
20. Demand payment Request Letter, Dated:15.12.2025
21. Demand paid by the applicant on 29.12.2025, 31.12.2025 and 29.01.2026.
22. Coimbatore Local Planning Authority Resolution No.07, Dt.26.12.2025.

ORDER

With reference to the letter in the 2nd Cited letter, the applicant Mr.C.Sukumaran, has requested for the approval of revision to already approved and proposed additional Construction of High Rise Office building in addition to the Planning Permission has already been issued in the reference 4th cited for an FSI area of 28237.04Sqm in a site area of 23500.78Sqm (as per already approved) at Coimbatore District / LPA / Corporation, Coimbatore North Taluk, Saravanampatti Village, S.F.No.368/1BPart.

Now, in the above approved site Proposed High Rise additional office building Block-3 (Basement 1 & 2, Ground + 9 Floors) with FSI area is 32616.57Sqm and in Block-1-Semibasement revision to already approved with 6721.25Sqm (Non FSI). Already approved, Revision to already approved and Proposed additional FSI area put together is 60338.53Sqm.

The above HRB Revision and Proposed Additional High Rise 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 applicant request was accepted and technical Clearance was issued by Director of town and country planning for building drawing, numbered as B.P/DTCP: 630/2025 in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 15.12.2025. Applicant has paid the demand in swp portal on 29.12.2025, 31.12.2025 and 29.01.2026.

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:148/2026**. The Planning Permission Period is 19.02.2026 to 18.02.2034.

The area statement for the Proposed Additional and Revision of High Rise Office building is as below.

Total Area of the Site : 23500.78Sqm (As per already approved)

Already gifted Scheme road Area: 586.77Sqm

Site Area Consider for FSI Calculation: 24087.55 Sqm

Proposed Additional and Revision of High Rise Office Building Area statement in sqm

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Proposed High Rise Office Building- Block-3			
Basement Floor – 2	67.58	5258.24	5325.82
Basement Floor – 1	86.80	5239.02	5325.82
Ground Floor	2193.97	1085.15	3279.12
First Floor	2751.10	--	2751.10
Second Floor	3439.64	--	3439.64
Third Floor	3439.64	--	3439.64
Fourth Floor	3439.64	--	3439.64
Fifth Floor	3439.64	--	3439.64
Sixth Floor	3439.64	--	3439.64
Seventh Floor	3439.64	--	3439.64
Eighth Floor	3439.64	--	3439.64
Ninth Floor	3439.64	--	3439.64
Head room	--	278.83	278.83
Total	32616.57	11861.24	44477.81
Block – 1			
Semi basement Floor	--	6721.25	6721.25

Already approved FSI Area: 28237.04Sqm

Proposed additional FSI Area: 32616.57Sqm

Removed FSI area from already approved: (-) 515.08Sqm (Semi Basement FSI Area)

Total FSI Area: 60338.53Sqm.

Normally Permissible FSI: 2.50

Achieved FSI: 2.504

Premium FSI : 0.004

OSR area 2415.52Sqm and Scheme road widening area 586.77Sqm handed over to local body vide document No.2517/2018, Dated:23.03.2018.

Special Conditions

1. Technical Concurrence is issued only for the purpose of commercial office building usage.
Building shall not be used for IT /ITES usage.

2. 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.
3. Applicant has been paid the Premium FSI charges Rs.1,31,736/- on 29.12.2025.
4. Conditions stipulated in the NOC cited in the reference 14th issued by DGP/ Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
5. Conditions stipulated in the Airport Authority NOC cited in the reference 16th issued by Airport Authority of India is to be followed scrupulously.
6. Scheme road widening area 586.77Sqm handed over to local body vide document No.2517/2018, Dated:23.03.2018.
7. Conditions stipulated in the Environmental Clearance cited in the reference 18th and 19th issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
8. As per GO cited in the reference 14, 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.”
9. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
10. 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.
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.

13. 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.
14. 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 Proposed Additional and Revision of High Rise Office building. Solar photo voltaic panels to be erected at the 1/3rd 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. The following charges are collected as follows

Centage Charges land =	Rs.300/-	19.06.2023
Centage Charges building =	Rs.8,000/-	19.06.2023
I&A Charges - 1 =	Rs.28,76,500/-	Rs.80,47,830/-
I&A Charges - 2 =	Rs.51,71,330/-	
Security Deposit =	Rs.25,85,915/-	19.06.2023
CC Charges =	Rs.3,74,542/-	19.06.2023
Shelter Charges =	Rs.7,54,552/-	19.06.2023
Development Charges Land =	Rs.1,88,008/-	19.06.2023
Development Charges Building =	Rs.13,91,960/-	19.06.2023

Centage charges for building	Rs.27000/-, Dt.29.12.2025
I & A Charges	Rs.25929220/-, Dt.29.12.2025
Security deposit	Bank guarantee – HDFC BANL LTD, Rs.14402610/-, No.031GT02260020002, Dt.02.01.2026.
CC Charges	Rs.478803/-, Dt.29.01.2026.
Display board charges	Rs.10000/-, Dt.29.01.2026
Shelter charges	Rs.962507/-, Dt.31.12.2025
Development charges for land	Rs.4696/-, Dt.29.01.2026
Development charges for building	Rs.1779440/-, Dt.29.01.2026
Premium FSI charges	Rs.131736/-, Dt.29.12.2025
Scrutiny fee	Rs.2626/-, Dt.06.11.2025

(e-signed)

Member Secretary /Joint Director (FAC),
Coimbatore Local Planning Authority,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation (North zone),
Coimbatore District.

Copy to

1. Mr SUKUMARAN
43F2 Ganesh Garden
Sakthi Main Road
Ganapathy,
Coimbatore-641006
Mobile Number-9894499841
Email Id-rcdoc0922@gmail.com
2. The Chair Person,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna nagar (East), Chennai – 600102.

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,
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+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.

