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.

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

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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

o: SWP/BPA/0608218/2025, Date:08.05.2026

Subject: **HRB-Commercial Building (Professional Consulting Office)**- District Town and Country planning office, Coimbatore - Local Planning Authority - Coimbatore District - Coimbatore North Taluk – Coimbatore City Municipal Corporation– Krishnarayapuram village, Anupperpalayam– Ward No:J (10)-Block No:59-T.S No:613/1B-with a total site area of 3041.00 sq.m.(As per TSLR) - Proposed construction of Commercial building (Professional Consulting Office) for a FSI area 8318.76.sq.m. – Technical Concurrence issued – Planning permission issued - Reg.

Reference:

1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/0608218/2025,, Dt.10.01.2026.
2. Thiru.M.Sidharth Venkatachalam, Online Application Reference No. SWP/BPA/0608218/2025, Received Dated:31.07.2025
3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0608218/2025, Dated: 05.08.2025
4. HRB Meeting held on :14.11.2025 , Subject No.3
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.01, 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. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)),Dated: 30.10.2025
12. G.O.(Ms) No.155, Housing and Urban Development Department, (UD4(1)),Dated: 08.10.2025

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. 12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020.
17. G.O.(Ms) No.95, Housing and Urban Development Department, (UD4(1)),Dated: 04.08.2023
18. Assiistant Commissioner ,North Zone ,Coimbatore Corporation ,Roc.No:5586/2023/H2/V,Dated :14.08.2023
19. DGP/Director, TamilNadu Fire and Rescue Services Department, PP NOC No.173/2025, dated 10.09.2025. (Online Token id: 315710)
20. Amendment for Fire Noc issued by DGP/Director, TamilNadu Fire and Rescue Services Department, PP NOC No.173/2025, dated 12.12.2025. (Online Token id: 342496)
21. Airport Authority of India NOC ID .COIM/ SOUTH/ 111125/ 2182321 Dated. 06.01.2026. (Valid up to05.01.2034), (Maximum Allowable Height 45.0m)
22. Demand payment Request Letter, Dated:18.03.2026.
23. Demand paid by the applicant on 27.03.2026 and 30.03.2026,
24. Coimbatore local planning Authority Meeting Resolution No:17,Dated :29.03.2026

ORDER

With reference to the letter in the 2nd Cited letter, the applicant Thiru.M.Sidharth Venkatachalam has requested for the approval of Commercial Building (Professional Consulting Office) commercial at Coimbatore District / Local Planning Authority, Coimbatore North Taluk, Coimbatore City Municipal Corporation, Krishnarayapuram village, Anupperpalayam,Ward No:J (10),Block No:59,T.S No:613/1B.for a total site area of 3041.00 sq.m(As per TSLR) Proposed construction of Commercial (Professional Consulting Office) for a FSI area of 8318.76 sq.m.

The above HRB Commercial proposal was placed in High Rise Building Panel Meeting held on 14.11.2025. The subject was discussed and suggestions of High Rise Building panel were obtained

The applicant request was accepted and the boundary of the site has been marked as **"A to I".** The Technical Concurrence is issued for the above proposal and numbered as **B.P/DTCP No: 16 / 2026**. in reference no. 01.DTCP proceeding letter Dated:10.01.2026.

With reference to the letter 22nd cited, Demand was issued to the applicant on 18.03.2026. Applicant has paid the demand in swp portal on 27.03.2026, and 30.03.2026

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: 348/2026**. The Planning Permission **Period for 8 Years** from the date of e-sign, is accorded with the following.

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

Area of the Site –3041.00 Sq.m (As per TSLR)
Area of the Site –2993.68 Sq.m (As per Super imposed)

Building details: Proposed High Rise Commercial Office Building Area statement in sqm

Description	FSI area in Sq.m	Non FSI area in Sq.m	Total Builtup area in Sq.m
Basement Floor	40.34	2130.30	2170.64
Stilt Floor	108.29	1280.40	1388.69
1st Floor	1290.95	-	1290.95
2nd Floor	1388.69	-	1388.69
3rd Floor	1388.69	-	1388.69
4th Floor	1388.69	-	1388.69
5th Floor	1324.42	-	1324.42
6th Floor	1388.69	-	1388.69
Terrace Floor	-	119.15	119.15
Total	8318.76	3529.85	11848.61

Total FSI Area - 8318.76 sqm
Normally Permissible FSI : 2.00

Achieved FSI : 2.778

Premium FSI : 0.778

The Planning Permission issued with the following Special and General Conditions: -

Special Conditions

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

2. Structural Design report and drawing vetted for the entire structure from PWD obtained on :28.04.2026

3. As per reference 16th cited circular and 17th cited Government order, Open space reservation charges collected from applicant on :17.03.2026

4. Conditions stipulated in the Noc cited in the reference 19th & 20th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

5. Conditions stipulated in the Noc cited in the reference 21st issued by Airports Authority of India is to be followed scrupulously.
6. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 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.
7. 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. 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. In this regard a report certified by the empanelled agency has obtained dated :16.07.2025

8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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 High Rise Proposed Commercial 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. 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 if secured by any person by any misrepresentation or by production of false documents, such planning permission or building Permit will be cancelled as per TNCDBR 2019, rule 13.

13. The following charges are collected as follows

Centage charges for building	Rs.8500/-, Dt.27.03.2026
Centage charges for land	Rs.300/-, Dt.27.03.2026
I & A Charges	Rs.4684160/-, Dt.27.03.2026
Security deposit	Bank Guarantee No: 2601IBGP00025 date :23.03.2026 to 22.03.2028 Bank Guarantee No: 2601IBGP00025 Amendment No:1 dt :06.05.2026 claim Expiry Date :22.03.2034
CC Charges	Rs.127542/-, Dt.27.03.2026.
Display board charges	Rs.10000/-, Dt.27.03.2026
Shelter charges	Rs.2645849/-, Dt.30.03.2026
Development charges for land	Rs.25896/-, Dt.27.03.2026
Development charges for building	Rs.474000/-, Dt.27.03.2026
Premium FSI charges	Rs.38676474/-, Dt.27.03.2026
OSR Charges	Rs.12407390/-, Dt.17.03.2026.
Scrutiny fee	Rs.27306/-, Dt.31.07.2025 Indian Bank Challan :Rs.1000.00/-, Dt.04.05.2026

(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. Thiru. SIDHARTH VENKATACHALAM M,
   No.29 Kamarajar Road Red Fields,
   Coimbatore, - 641018.
2. The Chair Person,
   TNRERA Building,
   No.133, G-Block, I Avenue,
   Anna nagar (East), Chennai – 600102.

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

hello@verified.realestate · +91 9996 12 9996

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

Verified RealEstate™

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.