

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.Pl.,  
JOINT DIRECTOR (FAC),  
SWP Building Plan Application - Planning Permission**

**Application No: SWP/BPA/626397/2025,**

**Date:03.03.2026**

**Subject:** **Residential Building-** District Town and Country planning office, Coimbatore  
- Local Planning Authority - Coimbatore District – Coimbatore North Taluk –  
Coimbatore City Municipal Corporation (North zone) – Sanganoor village –  
Ward R(18) – Block 20 – TS No.170/3, 170/4, 170/5, 187/2 – Extent of site  
1872.10 sqm - Proposed Residential Apartment Building with Stilt + 5 floors  
(30 Dwelling unit) for an FSI Area of 3699.20 sqm - Planning Permission Issued-  
forwarded for further action - Reg.

- Reference:**
1. Applicant M/s. India Builders (Chennai) Limited Mr P Hari Kumar Dev Power Agent And Three Others, Online Application Reference No. SWP/BPA/626397/2025, Received Dated:19.08.2025
  2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
  3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
  4. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
  5. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
  6. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
  7. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
  8. G.O.(MS) No.31,Housing and Urban Development UD4(1) Department, Dated:31.01.2020
  9. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
  10. Circular from the Director of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.

11. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
12. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
13. Demand payment Request Letter, Dated:23.01.2026 and 29.01.2026.
14. Demand paid by the applicant on 23.01.2026 and 28.02.2026.
15. Director of Town and Country Planning, Chennai, Roc no.10682/2025TCP3, Dt. 30.10.2025.

### **ORDER**

The application received in the reference 1<sup>st</sup> cited for the proposed Construction of Residential Apartment Building for Stilt + 5 floors (30 Dwelling unit) with an FSI area of 3699.20 sqm at an extent of site 1872.10 Sqm in TS No. TS No.170/3, 170/4, 170/5, 187/2, Block 20, Ward R(18), Sanganoor village, Coimbatore City Municipal Corporation (North zone), Coimbatore North Taluk, Coimbatore District.

The application has been processed as per the rules prevailing, records perused and site inspection was conducted. With reference to the letter 13<sup>th</sup> cited, Demand was issued to the applicant on 23.01.2026 and 29.01.2026. Applicant has paid the demand in swp portal on 23.01.2026 and 28.02.2026.

Hence, the applicants request has been accepted and the boundary of the site has marked as “**A to K**”. The earmarked site is approved and numbered as **LP/CLPA No:157/2026**. 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:195/2026**. The Planning Permission Period is 03.03.2026 to 02.03.2034.

**Area of the Site – 1872.10 Sqm**

#### **Proposed Residential Apartment Building**

| <b>Building Area Details</b> | <b>FSI (Sqm)</b> | <b>Non-FSI (Sqm)</b> | <b>Total Built-up Area (Sqm)</b> |
|------------------------------|------------------|----------------------|----------------------------------|
| Stilt Floor                  | --               | 888.85               | 888.85                           |
| First Floor                  | 739.84           | --                   | 739.84                           |
| Second Floor                 | 739.84           | --                   | 739.84                           |
| Third Floor                  | 739.84           | --                   | 739.84                           |
| Fourth Floor                 | 739.84           | --                   | 739.84                           |
| Fifth Floor                  | 739.84           | --                   | 739.84                           |
| Terrace floor                | --               | 61.35                | 61.35                            |
| Security room                | --               | 5.24                 | 5.24                             |
| <b>Total</b>                 | <b>3699.20</b>   | <b>955.44</b>        | <b>4654.64</b>                   |

**FSI = 1.975 < 2.0**

**Building Height = 18.29m**

**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.
7. The Tamil Nadu Government in G.O. Ms .No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation &

Development) Act 2016. The promoter has to advertise, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.

### **General Conditions**

1. Solar water heating system to be provided to the proposed residential building. Solar photovoltaic 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. 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.
4. 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.
5. Mosquito netting to be provided at OHT and well.
6. Fire rescue equipment should be provided as per Rules.
7. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials must be used for construction.
9. 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.
10. 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.
11. 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 as per TNCDBR 2019, rule 13.

12. The following charges are collected as follows

|                                  |                             |
|----------------------------------|-----------------------------|
| Centage Charges for land         | Rs.1200/-, Dt.28.02.2026    |
| Centage charges for building     | Rs.3500/-, Dt.28.02.2026    |
| I & A Charges                    | Rs.1055925/-, Dt.28.02.2026 |
| Security deposit                 | Rs.527963/-, Dt.28.02.2026  |
| CC Charges                       | Rs.48488/-, Dt.28.02.2026   |
| Display board charges            | Rs.1500/-, Dt.28.02.2026    |
| Development charges for land     | Rs.7500/-, Dt.28.02.2026    |
| Development charges for building | Rs.90100/-, Dt.28.02.2026   |
| Shelter charges                  | Rs.93526/-, Dt.28.02.2026   |
| OSR Charges                      | Rs.2257965/-, Dt.23.01.2026 |
| Scrutiny fee                     | Rs.11809/-, Dt.19.08.2025   |

(e-signed)

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

**To**

The Commissioner,  
Coimbatore City Municipal Corporation,  
Coimbatore.

**Copy to**

1. M/s India Builders (Chennai) Limited Mr P Hari Kumar Dev Power Agent And  
Three Others  
D.No.15/9 - RK Nagar,  
Bharathi Park- 4th Cross,  
Saibaba Colony,  
Coimbatore District-641011  
Mobile Number-9486441356
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.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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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.

