

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 (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.Purushothaman, B.E., M.Plan.,
ASSISTANT DIRECTOR

SWP Building Plan Application – Planning Permission

No: SWP/BPA/626510/2025

Date: 23.03.2026

Subject: **Revised Residential Building (NHRB)** - District Town and Country planning Office - Coimbatore District/Local Planning Authority - Coimbatore District/ Corporation - Ramanathapuram Village - (Old S.F.Nos: 477/2Bpt, 513/1A1Apt & 1109/3), Ward 10 - Block 74, T.S.No:1109/2, and Ward No: 28 - Block No: 51, T.S.No:119/1, 119/3 with an extent of site area is 2135 sq.m.- Existing approved and revised residential apartment having row house building with revised FSI area 4548.95 sq.m -Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action – Reg.

Reference:

1. Applicant. **Thiru. NIRMAL KUMAR AND Mrs. KANKU**, Coimbatore, Online application No: SWP/BPA/626510/2025, Received Dated: 19.08.2025.
2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 10.12.2025 (BP/DTCP No.620/2025)
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009
10. Director of Town and Country Planning, Chennai circular Letter 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. G.O.(Ms). No.171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025.

13. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.

14. Demand payment Request Letter, Dated: 11.12.2025.

15. Applicant Thiru.Nirmal Kumar and Mrs. Kanku, Coimbatore demand remittance letter dated: 10.03.2026.

Fees Details

Sl.No.	Description	Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	13,687.00	19.08.2025	---
2.	CC Charges	6,421.00	10.03.2026	---
3.	Security Deposit	1,07,588.00		
4.	Display Board Charges	1,500.00		
5.	Development Charges for Building	4,769.00		
6.	Development Charges for Land	8,685.00		
7.	Centage Charge for Building	700.00	10.03.2026	20260310012886
8.	Centage Charge for Land	1500.00		
9.	Infrastructure and Amenities Charge	2,23,045.00		
10.	Premium FSI Charges	28,53,659		
11.	OSR Fees	Not applicable (FSI area less than 3000 sqm)		
12.	Shelter Fees	Not applicable (FSI area less than 3000 sqm)		

ORDER

With reference to the 1st Cited letter, the applicant has requested for the revised approval of Residential building at Coimbatore District/ Corporation, Ramanathapuram Village, (Old S.F.Nos: 477/2B pt, 513/1A1A pt & 1109/3), Ward 10, Block 74, T.S.No:1109/2 and Ward No: 28, Block No: 51, T.S.No:119/1, 119/3 with an extent of site area is 2135 sq.m.. With reference to the 3rd cited letter, the boundary of the site has been marked as “A to H,” and the extent of the site area is 2135 sq. m. with FSI Area -4548.95 sqm (Ground floor- 429.77 sq.m, E.B Room-27.30Sq.m, First Floor -1036.28 sq.m, Second Floor – 904.83 sq.m, Third Floor- 716.95 sq.m. Fourth Floor- 716.95 sq.m., Fifth Floor – 716.95sq.m) technical concurrence issued by Director of Town and country planning Department , for above mentioned proposal, vide reference 2. and the Building Plan has been numbered as **B.P/DTCP No. 620/2025.**

With reference to the letter 14 cited, Demand was issued to the applicant 11.12.2025. Applicant remitted the required fees and submitted remittance letter to the office on 10.03.2026 through online.

Hence, the planning permission is issued with below conditions for this proposal and numbered as **Planning Permission No: 243/2026**. The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following,

The area statement for the Existing Approved and Revised Residential Apartment With Row House is as below.

Total Area of the Site : 2135.00Sqm

NHRB-Residential Building Area details

Floor Name	FSI Area Sq.m	Non FSI Area Sq.m	Total Area Sq.m	Usage
Ground Floor	429.77	653.20	1082.97	Parking
EB Room	27.30	---	27.30	EB
First Floor	1036.20	39.90	1076.10	Residential
Second Floor	904.83	30.20	935.03	Residential
Third Floor	716.95	5.58	722.53	Residential
Fourth Floor	716.95	5.58	722.53	Residential
Fifth Floor	716.95	5.58	722.53	Residential
Terrace Floor	-	39.76	39.76	Open
Total	4548.95	779.80	5328.75	

Total FSI Area = 4548.95 Sqm

Normally Permissible FSI: 2.0

Achieved Permissible FSI: 2.13

Premium FSI: 0.13

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

Special Conditions

1. Necessary Environmental Clearance is to be obtained before issue of building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
2. As per GO cited in the reference 12, 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.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

4. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.
8. 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.
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. 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 advertises, 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.
11. 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.

12. 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 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 with in 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
 - a. 1.If the details given by the applicant is found to be false (or)
 - b. 2. If the applicant fails to follow the rules and Norms, the Member Secretary
 - c. concern can cancel or revise the planning permission issued.
4. Solar water heating system to be provided to the Non-High-Rise Residential 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. Fire rescue equipment should be provided as per Rules.

11. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials to be used Mandatory.
13. 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 including quality Auditor details at the place of construction.
14. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
16. 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.
17. 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.
18. Government Registered Electrical Contractor must be employed for wiring works during construction.

(e-signed)

Member Secretary /Joint Director (FAC)
Coimbatore local Planning Authority
Coimbatore District

To

The Commissioner,
Coimbatore Corporation,
Coimbatore District.

Copy to:

1. Thiru.Nirmal Kumar and Mrs. Kanku
6, Sri Andal Layout, Iyer Hospital Road,
Coimbatore South,
Singanallur, Coimbatore – 641 005.
Ph- 9944511177
Mail: starcaddplanners2024@gmail.com
2. The Chair Person,
Tamil Nadu Real Estate Regulatory Authority,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai - 600 102.

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



Every free tool
/tools



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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

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Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.

