

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.Plann.,
JOINT DIRECTOR (FAC),
SWP Building Plan Application – Planning Permission**

Application No: SWP/BPA/636631/2025

Date: 09.01.2026

Subject : **Additional Commercial Building (Hospital Building)** – Coimbatore Local Planning Authority - Coimbatore District / Corporation – North Taluk - Saravanampatti Village - S.F.Nos: 94/2A1B2 an extent of site area is 4229.00sq.m.- Additional approval of Hospital (Commercial office building usage to be converted as Hospital Building usage) with FSI area 6459.25sq.m. - Technical Concurrence issued from the Director, DTCP, Chennai - Planning Permission Issued- forwarded for further action - Reg.

- Reference :**
1. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application no. SWP/BPA/636631/2025, Dated: 06.01.2026 (BP/DTCP No: 09/2026)
 2. Thiru. Sunil Kumar Agarwal, Coimbatore, Online Application Reference No. SWP/BPA/636631/2025, Received Dated: 27.08.2025.
 3. Assistant Director / Member Secretary / Joint Director (FAC) Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/636631/2025, Dated: 01.09.2025 & 03.12.2025
 4. The Directorate of Town and country planning office, Technical concurrence Online application No: SWP/BPA/017848/ 2023/ TCP3, dated: 18.12.2023.
 5. Member secretary / Joint Director (i/c), Coimbatore District office, letter Online application No: SWP/BPA/017848/2023, dated: 12.01.2024.
 6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 8. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.

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 Roc.No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17. District Fire Officer, Coimbatore District, letter PP NOC No: 4897 / NOC / NMSB / 2025, Serial No: 2999/2025, Dated: 09.09.2025
18. Demand payment generated in online on 07.01.2026
19. Demand payment paid by applicant in online on 07.01.2026

ORDER

With reference to the 2nd Cited letter, the applicant Thiru. Sunil Kumar Agarwal, has requested for in Additional approval of Hospital (Commercial office building usage to be converted as Hospital Building usage) building at Coimbatore District / Corporation, North Taluk, Saravanampatti Village, S.F. Nos: 94/2A1B2 an extent of site area is 4229.00sq.m. and with FSI area 6459.25sq.m.

With reference to the 4th cited letter, the boundary of the site has been marked as "A to D" Site extent of 4229.00sq.m and Semi-Basement floor- 1039.80sq.m (Parking (Non-FSI)), Ground floor -1034.00sq.m., First floor -1034.00sq.m., Second floor - 1034.00sq.m., Third floor - 1034.00sq.m., Fourth floor - 1034.00sq.m., Terrace floor - 103.30sq.m.(Non-FSI) with FSI area of 5197.30sq.m are already Technical concurrence issued by The Director, DTCP Chennai vide B.P/ DTCP No. 483/ 2023, Dated: 18.12.2023 and With reference to the 5th cited letter, Planning permission No:01/2024, dated.12.01.2024 is issued by Member Secretary/ Joint Director(i/c) Coimbatore District Town and Country Planning.

The applicant request has been accepted. The Revised 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. 09/ 2026. in reference no. 01.

The planning permission has been issued with below conditions for the above proposal and numbered as **Planning Permission No: 27/2026. Planning Permission Period: 09.01.2026 to 08.01.2034**, is accorded with the following.

The area statement for the Commercial (Hospital) Building is as below.

Total Area of the Site – 4229.00 Sqm

Building details: Additional Commercial Building of Hospital

Floor Name	FSI Area Sq.m	Non FSI Area Sq.m	Total Area Sq.m
Semi Basement Floor	--	252.39	252.39
Ground floor	252.39	--	252.39
First floor	252.39	--	252.39
Second floor	252.39	--	252.39
Third floor	252.39	--	252.39
Fourth floor	252.39	--	252.39
Terrace floor	--	103.30	103.30
Guard room	--	5.34	5.34
Total	1261.95	361.03	1622.98

Existing Approved FSI area - 5197.30 sqm

Additional FSI area - 1261.95 sqm

Total FSI Area = 6459.25 sqm.

FSI – 1.53

Special Conditions

- OSR fees (Rs.6829835.00) is already paid by the applicant as per given by the Assistant Director/ Joint Director (i/c) of Coimbatore District, Town and Country Planning Office, Planning Permission No.01/2024, Dated. 12.01.2024 in the Reference 5th Cited.
- Conditions stipulated in the NOC cited in the reference 17th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
- As per the rule 35(b) explanation (2) (20)(d) During the construction of the basement floor, it shall be the sole responsibility of the Building Permit holder to ensure that the building or structure in the adjoining sites area not weakened or damaged.
- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
- 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.

7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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.
9. 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 Building. Solar photovoltaic panels to be erected at the 1/3 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 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 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.

Fee paid details:

Sl.No	Description	Amount	Date
1.	Scrutiny fees	Rs.19568/-	27.08.2025
2.	Security Deposit charges	Rs.191235/-	07.01.2026
3.	Development Charges for Building	Rs.64000/-	
4.	CC Charges	Rs.17221/-	
5.	Centage Charge for Building	Rs.27800/-	
6.	Infrastructure and Amenities Charges	Rs.382470/-	
7.	OSR charges	Rs.6829835/-	27.12.2023
8.	Centage Charge for Land	Rs.300/-	09.01.2024
9.	Centage Charge for Building	Rs.2200/-	
10.	Infrastructure and Amenities Charges	Rs.1481430/-	
11.	Security Deposit	Rs.740715/-	
12.	CC charges	Rs.68561/-	
13.	Display board charges	Rs.1500/-	
14.	Shelter charges	Rs.1010973/-	
15.	Development charges for Land	Rs.33832/-	
16.	Development charges for Building	Rs.254800/-	

Member Secretary /Joint Director (FAC),
Coimbatore local Planning Authority,
District Town and Country Planning Office,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore District.

Copy to

Thiru.Sunil kumar Agarval,
2nd Floor, Tulsi Chambers West,
T V Samy Road.S.Puram.
Coimbatore-641002.

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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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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Patta and Chitta

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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

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What the plan says can happen on this land.

Land use zone finder

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Coastal regulation zone

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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Legal opinions, due diligence and title verification

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OMR Thoraipakkam,
Chennai 600 097, India
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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.

