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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
(INCHARGE)**

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

PRESENT: Mr.G.PURUSHOTHAMAN.B.E.M.PLAN. PLAN.,

ASSISTANT DIRECTOR

Online Building Plan Application Number- SWP/BPA/646470/2025

Sir/Madam

Subject :

Revised Commercial Building (Multiplex Theatre (Permanent Five Screens) With Food Court & Retail Outlet Building)– Coimbatore Local planning authority - Coimbatore District / Corporation - Madukkarai Taluk - South zone - Kurichi Village - S.F.Nos: 166/8A2 & 166/9B an extent of site area is 3845.00sq.m. (Amalgamation of site no 3,4 and Shop Site in the approved layout LP/DTCP No : 64D/2006) - Revised approval of Multiplex Theatre (Permanent five screens) with Food Court & Retail outlet building for FSI area 4601.64sq.m- Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai- Planning Permission Issued – Forwarded for further action – Regarding.

Reference :

1. M/s.Karpagaviruksham Cinemas Private Limited, Coimbatore, Online Application Reference No. SWP/BPA/646470/2025, Received Dated: 06.10.2025
2. Assistant Director / Member Secretary / Joint Director (FAC) Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/646470/2025, Dated: 15.10.2025 & 18.11.2025
3. The Directorate of Town and country planning office, Technical concurrence Online application No: SWP/BPA/008865/ 2023/ TCP3, dated: 10.10.2023.
4. Member secretary / Joint Director (i/c), Coimbatore District office, letter Online application No: SWP/BPA/008865/2023/TCP3, dated: 27.10.2023.
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. 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. 21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai circular Letter
Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular
Roc.No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter
Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. District Fire Officer, Coimbatore District, letter PP NOC No:
5751 / NOC / NMSB / 2025, Serial No: 3475/2025, Dated:
24.10.2025.
17. Demand payment Request Letter, Dated:26.12.2025
18. M/s.Karpagaviruksham Cinemas Private Limited, Online
Application Reference No. SWP/BPA/646470/2025, Received
Dated: 06.10.2025 & 22.12.2025 ,Demand Remittance Letter
Dated:06.01.2026.

Fees Details

Scrutiny Fees

- Rs.24271.00(Already Paid) dated:07.04.2023

- Rs .200 challan dated 2.1.2026

- Rs.14053.00 dated:06.10.2026

OSR Charges	- Rs.5794415.00 (Already paid) dated: 18.10.2025
Centage Charge for Building	- Rs.6500 (Already paid) dated: 21.10.2023
	- Rs.1000.00 dated: 06.01.2026
Centage for Land	- Rs.300.00 (Already paid) dated: 21.10.2023
Infrastructure and Amenities Charges	- Rs.1527030.00 (Already paid) dated: 21.10.2023
Premium FSI Charges	- Not applicable
Development Charge for Building	- Rs.94930.00 (Already paid) dated: 21.10.2023
	- Rs.237070.00 dated: 06.01.2026
Development Charge for Land	- Rs.27576.00 (Already paid) dated: 21.10.2023
	- Rs.10924.00 dated: 06.01.2026
Security Deposit	- Rs.763515.00 (Already paid) dated: 21.10.2023
Display Board Charges	- Rs.1500.00 (Already paid) dated: 21.10.2023
	- Rs.1500.00 dated: 06.01.2026
CC Charges	- Rs.102174.00 (Already paid) dated: 21.10.2023
Shelter Charges	- Rs.971421.00 (Already paid) dated: 21.10.2023
(The above file was already approved vide SWP/BPA/008865/ 2023/ TCP3)	

ORDER

With reference to the 1st Cited letter, the applicant M/s.Karpagaviruksham Cinemas Private Limited has requested for in Revised approval of Multiplex Theatre (Permanent five screens) with Food Court & Retail outlet building at Coimbatore Kuruchi New Town development authority, Coimbatore District / corporation, Madukkarai Taluk, South Zone, Kurichi Village, S.F.Nos: 166/8A2 & 166/9B an extent of site area is 3845.00 Sq.m. (Amalgamation of site no 3,4 and Shop Site in the approved layout LP/DTCP No : 64D/2006).

With reference to the 3rd cited letter, the boundary of the site has been marked as “A to E” Site extent of 3845.00 Sq.m and Basement floor (parking), Stilt floor -581.26 Sq.m., First floor - 2204.86 Sq.m., Second floor - 2076.94 sq.m., Third floor – 304.63 Sq.m., Terrace floor (A.H.U. room - 190.22 sq.m.) with FSI area of 4923.50sq.m are already Technical concurrence issued by The Director, DTCP Chennai vide B.P/ DTCP No. 379/ 2023, Dated: 10.10.2023 and With reference to the 4th cited letter, Planning permission No: 41 ‘அ’ முதல் ‘எ’ வரை, is issued by Member Secretary/ Joint Director(i/c) Coimbatore District Town and Country Planning.

In this same site Revised Commercial Building has recommended the proposal with a site

inspection remark based on the Assistant Director / Member Secretary / Joint Director (FAC) of Coimbatore District recommendation, 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. 659 / 2025**. and (As per TSLR) with a FSI area of **4601.64** Sqm. and **Planning Permission No.34/2026** and Duration valid for 8 years from the date of e-sign.

The area statement for the Commercial Building is as below
Area of site – 3845.27 Sq.m.

Building details: Revised Commercial Building of Multiplex Theatre (Permanent five screens) with Food Court & Retail outlet.

Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Built up Area(sq.m)
Basement Floor	-	2072.62	2072.62
Stilt Floor	568.96	1503.66	2072.62
1 st Floor	1504.98	-	1504.98
2 nd Floor	2020.69	-	2020.69
3 rd Floor	507.01	-	507.01
Head room	-	108.25	108.25
Total	4601.64	3684.53	8286.17

Existing Approved FSI area - 4923.50 sq.m.
Revised FSI area - 4601.64 sq.m.
FSI - 1.197

The Technical Concurrence issued with the following Special and General Conditions: -

Special Conditions

1. OSR fees (Rs.57,94,415.00) 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.41/2023, Dated. 18.10.2023 in the Reference 4th Cited.

2. Conditions stipulated in the Fire NOC cited in the reference 16 issued by District Fire officer, Coimbatore, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously
3. 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.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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. 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. The provisions in the G.O (Ms) No.171, Housing and Urban Development (UD4(1)) Department dated: 30.10.2025, 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.”
10. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
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. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - d) Workmanship, soundness of structure and materials used
 - e) Quality of building services and amenities the construction of building
 - f) 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 within 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 If the details given by the applicant is found to be false(or)

If the applicant fails to follow the rules and Norms, the Member Secretary Concern can cancel or revise the planning permission issued.

4. Solar water heating system to be provided to the proposed 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. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.

11. Fly Ash bricks and Materials to be used Mandatory.

12. As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

13. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.

14. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.

15. 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.

16. 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.

17. Government Registered Electrical Contractor must be employed for wiring works during construction.

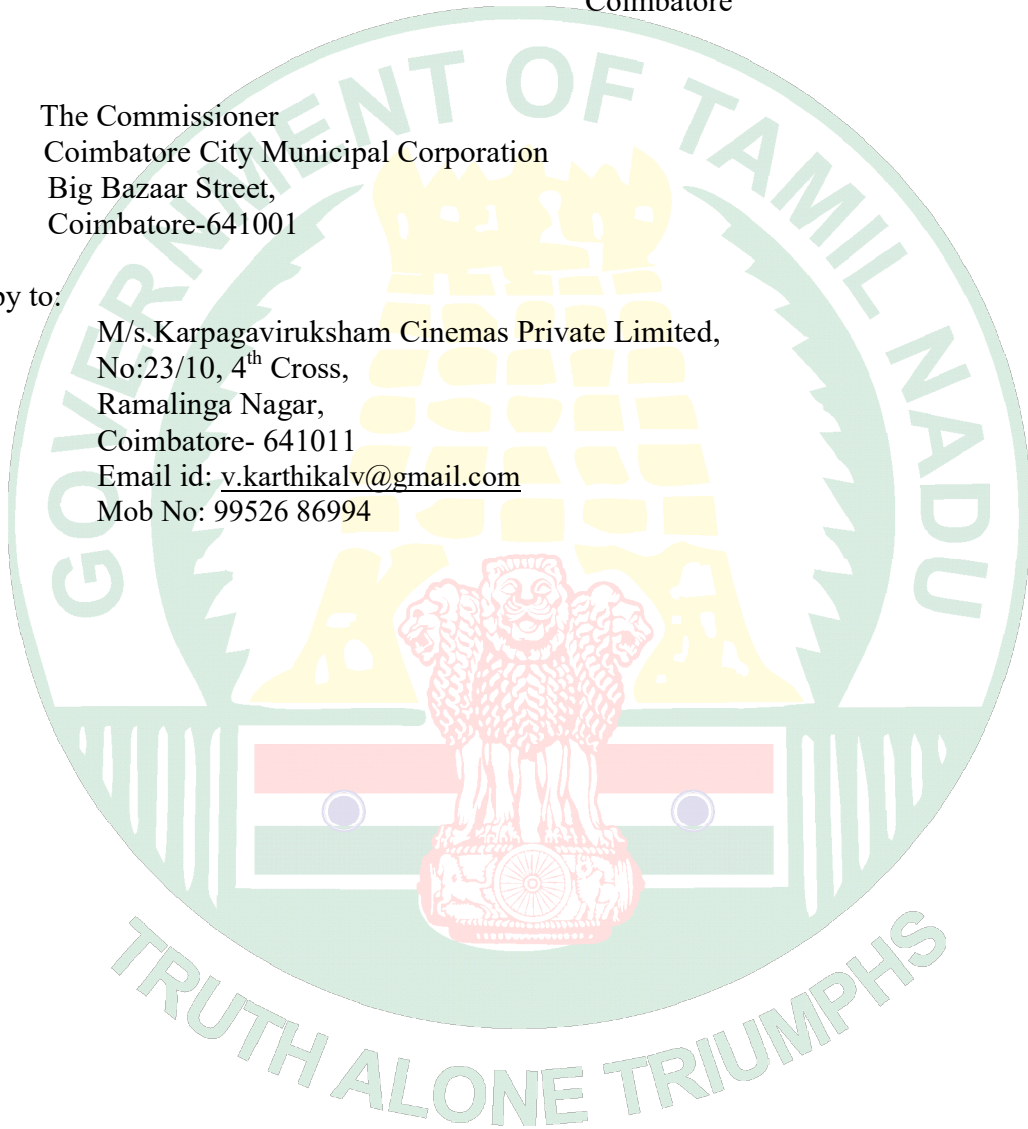
Member secretary / Joint Director(I/c)
Coimbatore District Town and Country planning Office,
Coimbatore

To:

The Commissioner
Coimbatore City Municipal Corporation
Big Bazaar Street,
Coimbatore-641001

Copy to:

M/s.Karpagaviruksham Cinemas Private Limited,
No:23/10, 4th Cross,
Ramalinga Nagar,
Coimbatore- 641011
Email id: v.karthikalv@gmail.com
Mob No: 99526 86994



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
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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

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
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OMR Thoraipakkam,
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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.

