

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



No: SWP/BPA/648658/2025

Date:17.02.2026

Subject : **Commercial Building (Automobile Showroom without Service)-**
Coimbatore District - Coimbatore North Taluk- Coimbatore Corporation
/North zone -Thudiyalur Village – S.F. Nos: 320/1A1A2, 320/1A1B2,
321/1A1B & 321/1A2B for an extent of site area 4495.40 Sq.m - Revised and
additional construction of Commercial building (Automobile showroom –
without service) for a Total FSI area 5916.40sq.m. - Technical Concurrence
issued from the Director, DTCP, Chennai - Planning Permission Issued-
forwarded for further action - Reg.

Reference:

1. Director Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application no. SWP/BPA/648658/2025, Dated:04.02.2026 (BP/DTCP No:77/2026)
2. Applicant. **Mrs.Raji Vijayakumar**, Online Application Reference No. SWP/BPA/0648658/2025, Received Dated:10.11.2025, 05.01.2026& 02.02.2026.
3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP / BPA / 648658 / 2025, Dated:16.09.2025 & 29.11.2025
4. Member Secretary / Joint Director (I/c), Coimbatore District Town and country Planning office, technical clearance letter Online Application No. SWP / BPA / 332369 / 2024, Dated: 08.11.2024
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 Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. District Fire Officer, Coimbatore District, PP NOC No:5172/NOC/NMSB/2025, Serial No: 3161/2025, Dated: 19.09.2025. (Token ID: 326941, Dated: 11.09.2025)
16. Demand payment Request in Online Dated:07.02.2026
17. Applicant. **Mrs.Raji Vijayakumar** Online Application Reference No. SWP/BPA/648658/2025, Demand remittance letter Dated: 11.02.2026

ORDER

With reference to the 2nd cited letter, the applicant has requested for the Revised and additional construction of Commercial building (Automobile showroom – without service) at Coimbatore District / Local Planning area / North Taluk, Coimbatore North zone /Corporation, Thudiyalur Village, S.F. Nos: 320/1A1A2, 320/1A1B2, 321/1A1B & 321/1A2B for an extent of site area 4495.40 sq.m.

With reference to the 4th cited, the Member Secretary, Coimbatore Local Planning Authority, has issued technical approval for the project located in Coimbatore District/ Local Planning Authority/ North Taluk, Thudiyalur Village, S.F.Nos. 320/1A1A & 321/1A2. The site has a total extent of 2833.00 sq. m, with approved construction comprising a Ground floor area of 1279.00 sq. m and a First-floor area of 1279.00 sq.m, aggregating to a total FSI area of 2558.00 sq. m. The Technical Approval was granted vide No. **705 / 2024**, dated 18.11.2024, and the boundary of the site has been demarcated as “**A to F.**”

Now, with reference to the 2nd cited letter, the above-approved sites along with Survey Field Nos.320/1A1B2 & 321/1A1B have been added from the proposed site. Consequently, the revised site area stands at 4495.40 sq.m. Further, Commercial building with a revised Ground Floor, First Floor, and an additional Second Floor, third floor, Terrace floor and Toilet block are proposed in the said site, with a total FSI area of 5916.40 sq.m.

The proposal has been accepted and the boundary of the site has been marked as “**A to H**”. The 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: 77/ 2026** in reference no. 01.

The planning permission has been issued with below conditions for the above proposal and numbered as **Planning Permission No: 129/2026**. The Planning Permission Period for **8 Years** from the date of e-sign, is accorded with the following.

The area statement for the revised and additional construction of Commercial Building is as below

Revised area of the site - 4495.40 sq.m.

Building details: Commercial building (Automobile Showroom without Service)

S.NO	FLOOR NAME	REVISED		TOTAL FSI AREA (SQM)	TOTAL AREA (SQM)
		FSI AREA (SQM)	NON FSI AREA (SQM)		
1	GROUND FLOOR	464.60	4.00	1743.60	1747.60
2	FIRST FLOOR	184.80	4.00	1463.80	1467.80
		ADDITIONAL			
3	SECOND FLOOR	1463.80	4.00	1463.80	1467.80
4	THIRD FLOOR	1231.80	2.00	1231.80	1233.80
5	TERRACE FLOOR	-	29.10	-	29.10
6	TOILET BLOCK	13.40	-	13.40	13.40
	TOTAL AREA	3358.40	43.10	5916.40	5959.50

Existing approved FSI area - 2558.00 sq.m.

Revised and additional building FSI area - 3358.40 sq.m. Total

FSI area - 5916.40 sq.m.

FSI - 1.316

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

Special Conditions

1. As per G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, dated: 30.10.2025, For 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”.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section

25 of the Water Act 1974 for discharge of sewage.

6. 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.

7. 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.
8. 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.
9. 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.
10. 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

General Conditions

1. Solar water heating system to be provided to the revised and additional commercial building. Solar photo voltaic 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. 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 Register engineer details at the place of construction.
10. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
11. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
12. 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.
13. 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.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.
15. Fees paid Details for Revised and Proposed Additional Construction of Commercial Building (Automobile showroom – Without Service).

Sl. No	Description	Payment details for Existing Approval SWP / BPA / 332369 /2024 (App.No:705/2024 dt.18.11.2024)		Payment details for this Approval		
		Amount in Rs.	Date	Amount in Rs.	Date	E-Challan No.
1	Scrutiny Fees	9535.00	21.08.2024	12,636.00	10.09.2025	---
2	CC Charges	28522.00	05.10.2024	35,626.00	11.02.2026	---
3	Security Deposit	3,64,800.00	05.10.2024	4,78,800.00		
4	Display Board Charges	1,500.00	05.10.2024	1,500.00		
5	Development Charge for Building	1,06,000.00	05.10.2024	1,32,400.00		
6	Development Charge for Land	22.664.00	05.10.2024	13,304.00		
7	Centage Charges for Land	600.00	05.10.2024	300.00	11.02.2026	20260211026836
8	Centage Charges for Building	1,000.00	05.10.2024	500.00		
9	Infrastructure and Amenities Charges	7,29,600.00	05.10.2024	9,57,600.00		
10	Shelter Charges	---	---	3,82,988.00	11.02.2026	20260211027232
11	OSR Charges	30,76,124.00	26.09.2024	18,37,771.00 23500.00	06.02.2026 11.02.2026	20260206028536 20260211023665
12	Premium FSI Charges	Not Applicable				

Encl: Building Plan Map with E-sign

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.

Copy to

Mrs.Raji Vijayakumar,
18/117 New Number 21,
Mettupalayam Road,
Opp. to Tucas Bank,
Thudiyalur, Coimbatore-641034.
Cell.no-8344744138

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

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

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

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.

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.

