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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.



ROCEEDINGS OF THE JOINT DIRECTOR (FAC)
TORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: G.PURUSHOTHAMAN., B.E., M.Plan.,,
ASSISTANT DIRECTOR /Join Director (FAC)
Online Application Number:SWP/BPA/696595/2025

Subject: Residential building - Coimbatore District Town and Country Planning Office
- Coimbatore District - Pollachi Taluk - Pollachi Municipality - T.S.No: 1250,1251,
with site extent of 1212.00 Sq.m - FSI Area 2976.62 sq.m - Technical clearance
issued - forwarded for further action - Reg.

- Reference:**
1. Applicants M/S SAKTHI BUILDERS Online Application Reference
No.SWP/BPA/696595/2025, Received Dated:05.11.2025.
 2. GO (Ms). No.79, Housing and Urban Development department,
Dated 04.05.2017.
 3. Circular from the Director of Town and Country Planning, Chennai
Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021
 4. Circular from the Director of Town and Country Planning, Chennai
Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021
 5. Circular from the Director of Town and Country Planning, Chennai
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 6. Circular from the Director of Town and Country Planning, Chennai
Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021
 7. Circular from the Director of Town and Country Planning, Chennai
Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021
 8. G.O.No.86, Housing and Urban Development Department, Dated:
28.03.2012.
 9. G.O.No.85, Housing and Urban Development Department, Dated:
16.05.2017

10. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
11. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
12. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
13. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
14. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
19. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
20. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
21. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004
22. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018
23. District officer, Coimbatore District Fire& Rescue service department, PPNOC.No. 6095/NOC/NMSB/2025, Date.11.11.2025.
24. Demand Request letter dated. 17.12.2025.

25. Applicants M/S SAKTHI BUILDERS, Demand Remittance letter dated.17.12.2025 and 30.12.2025, 05.01.2026 & 07.01.2026.

26. G.O.(Ms).69, Housing and Urban Development {UD4(1)} Department, dated 11.03.2024.

Order

With reference to the 1st Cited letter, the applicant has requested for the approval of Proposed Construction of R.C.C roof Residential building at plot No.C-18 and C-19 of Approved Layout, Approval Plan No.L.P.H/D.T.P.-32/58 situated in T.S.No: 1250,1251 in Pollachi Village and Municipality , Pollachi Taluk, Coimbatore District Measuring to an site extent of 1212.00.sq.m with an FSI Area of 2976.62sq.m

On the receipt of requisite charges vide reference 25th cited above, the site approval is issued to the above proposed site and numbered as **SWP/LP/R(C)No.04/2026** and The Technical Clearance for the above proposal is numbered **SWP/BP/DTCPR(C)No.02/2026** , with the following common and Special conditions.

Area of the Site - 1212.00 sq.m.

The area statement for the proposed Residential Building is as below:-

Block	Description	FSI Area (in sq.m)	Non FSI Area (in sq.m)	Total Built up Area (in sq.m)
	Silt Floor	54.41	691.86	746.27
	First Floor	728.13	18.14	746.27
	Second Floor	728.13	18.14	746.27
	Third Floor	728.13	18.14	746.27
	Fourth Floor	728.13	18.14	746.27
	Terrace Floor	9.69	11.50	21.19
	Total Area	2976.62	775.92	3752.54

FSI Area – 2976.62 sq.m

FSI – 2.456

Premium FSI- 0.456

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

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. Building 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. 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. 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. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
8. Building to be Used Strictly as per mentioned purpose in Approved Building Plan
9. "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".
10. According to G.O(M. s) No.18, Municipal Administration and Water Supply Department, 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 and Last Story itself. After Completion of the building works Completion Certificate to obtain from this by the applicant
11. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage
12. As per Tamil Nadu Combined Development and Building Rules 2019 Rule, 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. record as the case may be, shall be responsible for defects in the design.
 - c. Structural Reports, Structural Drawing and Structural aspects.
 - d. The Registered Architect or Register Engineer and Structural Engineer on
 - 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 or the site or premises or activity under various there laws.

General Conditions :-

1. The Building permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47A)
2. if the application applied under 47A or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or refused, the Applicant under section 80 of Tamil Nadu 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
3. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant
4. Solar water heating system to be provided to the proposed Industrial 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 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
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 must be used for construction.
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 municipality/BDO/UE engineer details at the place of construction.

14. Parking area to be utilized only for parking purpose mentioned as per approved drawing
15. Government Registered electrical Contractor must be employed for wiring works during construction
16. Seismic Resistance Procedure to be Follow
17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Local body if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes
20. The Applicants/developer and also the architects/RE/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.
21. The installation of closed-circuit television units in Public Buildings shall be in accordance with Annexure XXI of TNCBR -2019 rules.

23.Fees Paid details

Sl.No.	Charges	Amount in Rupees	Amount Paid Date
1.	OSR Charge	Not applicable as the applicant site is a approved plot No.C-18 and C-19 in a approval plan No.L.P.H/D.T.P-32/58.	
2.	Centage Charge for Land	600.00	05.01.2026
3.	Centage Charge for Building	12000.00	05.01.2026
4.	Infrastructure and Amenities Charges	840750.00	05.01.2026
5.	CC Charges	40297.00	30.12.2025
6.	Security Deposit Charges	420375.00	30.12.2025
7.	Display Board Charges	1500.00	30.12.2025

8.	Shelter Charges	Not applicable	
9.	Development Charges for Building	74880.00	30.12.2025
10.	Development Charges for Land	4848.00	30.12.2025
11.	Premium FSI Charges	3206420.00	05.01.2026

Offline Fees Paid details:

Sl.No.	Charges	Amount in Rupees	Reference Number	Amount Paid Date
1.	Infrastructure and Amenities Charges	8550.00	Challan No.20260106024210	07.01.2026
2.	Security Deposit Charges	4275.00	SB:6746330506	07.01.2026
3.	Premium FSI Charges	215000.00	SB:6746330506	07.01.2026
4.	CC Charges	500.00	SB:6746330506	07.01.2026
5.	Development Charges for Building	500.00	SB:6746330506	07.01.2026

Joint Director (I/C)

District Town and Country Planning office,
Coimbatore District

To

The Commissioner ,
Pollachi Municipality,
Pollachi taluk, Coimbatore District.

Copy To

1 M/s.SAKTHI BUILDERS,

By its partners.

1.Mr.S.Baskaran, S/o.V.Subramaniam,

2.Mr.S.Vishnu Rajesh, S/o.S.Srinivasan,

Door No-22/1, ASD Puram,

Mahalingapuram,

Pollachi - 642002.

2. The Chairman,

Tamil Nadu Real Estate Regularity Authority,

No.133 G-Block,

I Avenue, Anna Nagar(east) Chennai.



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.

