

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

Online Building Plan Application - Planning permission

Application Number - SWP/BPA/704329/2025



Subject :

**NHRB - Group Development Residential Building (Proposed Additional residential Building)** – District Town and Country Planning – Coimbatore District - Coimbatore Local Planning Area - Corporation / North Taluk, Kalapatti West Village – S.F.No.188, 234/1, 2 - with a total site extent of 46700.36Sqm – FSI Area of 24165.98 Sqm has been already approved – Now removed FSI area from the already approved is 2570.96sqm (Block A-1 EWS) & Retained FSI area from the already approved is 21595.02Sqm with 90 Dwelling units (with club house) – Now Survey numbers are subdivided as 188/1A5, 7A, 234/3A1, 3A19, 5A1 with a site extent of 17370.00Sqm excluding the sold out dwelling unit areas - In the sub divided site common driveway is retained as it is and additional 09 villas (Block Nos. 93, 95 to 97, 99 to 103 and Stilt + 3 floors (Block No.104 – consist of 3 dwelling units) are proposed with an FSI area of 4382.09Sqm – Total retained area & proposed additional FSI area put together is 25977.11Sqm with Total Dwelling units of 102– Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action – Reg.

Reference:

1. Applicant Mr.V S Gokul (POA of V R Nachimuthu) & V N Subramanian, Online Application Reference No.SWP/BPA/704329/2025, Dated:15.11.2025.
2. Director of Town and country Planning, Chennai Online Application No. SWP/BPA/704329/2025, Dated:26.03.2026. (Technical concurrence issued vide No. B.P/DTCP No: 263/2026)
3. Assistant Director / Joint Director(i/c), Member Secretary, Coimbatore LPA, District Town and Country Planning Office, Coimbatore Inspection Report of Online Application No. SWP/BPA/704329/2025, Dated: 19.11.2025.
4. Commissioner, Directorate of Town & Country planning, Chennai, ROC No.5350 / 2017 / Splcell, Dated: 11.07.2017. (B.P/ DTCP.No. 173/2017)
5. Assistant Director/Member Secretary (i/c), Coimbatore Local Planning Authority, ROC No. 1018/2017/ LPA-2, dated: 09.08.2017 (PP No.171/2017)
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.1, 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. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020
16. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.
17. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)),dated 08.10.2025.
18. Member Secretary, State Level Environment Impact Assessment Authority, Tamil Nadu, Environmental Clearance Letter No. SEIAA/ TN/ F.539/ EC/ 8(a)/ 192/ 2012 dated: 05.07.2013.
19. Demand payment Request Letter, Dated: 28.03.2026.
20. Applicant Mr.V S Gokul (POA of V R Nachimuthu) & V N Subramanian, demand remittance letter dated: 30.03.2026.
21. Coimbatore LPA Resolution No : 21, Dated : 29.03.2026

#### **Fees Details**

|                                      |                  |                                                          |
|--------------------------------------|------------------|----------------------------------------------------------|
| Scrutiny Fees                        | - Rs. 74077.00   | Date.15.11.2025.                                         |
| Centage Charge for Building          | -Rs. 11000.00    | E Challan no.<br>20260331001609<br>Date.31.03.2026.      |
| Centage for Land                     | -Rs. 1500.00     |                                                          |
| Infrastructure and Amenities Charges | -Rs. 516705.00   |                                                          |
| Development Charge for Building      | -Rs. 90262.00    | Online receipt no.<br>20260330704329<br>Date.30.03.2026. |
| Development Charge for Land          | - Rs. Nill       |                                                          |
| Security Deposit                     | -Rs. 260000.00   |                                                          |
| Display Board Charges                | -Rs. 1,500.00    |                                                          |
| CC Charges                           | -Rs. 280000.00   |                                                          |
| Shelter Charges                      | - Rs. 3443000.00 | E-Challan date:01.04.2026<br>No. 20260401012469          |

#### **ORDER**

With reference to the 1st Cited letter, the applicant applicant Mr.V.S.Gokul (POA of V R Nachimuthu) & V N Subramanian has requested for the approval of proposed additional construction of Group Development Residential Building in the Planning Permission has already been issued in the reference 4th cited in Coimbatore District/ LPA/ Corporation /North Taluk, Kalapatti West Village in S.F.Nos.188, 234/1, 2 – with a total site extent of 46700.36Sqm and FSI Area of 24165.98Sqm has been already approved.

Now removed FSI area from the already approved is 2570.96sqm (Block A-1 EWS) & Retained FSI area from the already approved is 21595.02Sqm with 90 Dwelling units (with club house).

Now Survey numbers are subdivided as 188/1A5, 7A, 234/3A1, 3A19, 5A1 with a site extent of 17370.00Sqm (As per Patta) excluding the sold out dwelling unit areas. In the sub divided site common driveway is retained as it is and additional 09 villas (Block Nos. 93, 95 to 97, 99 to 103 & Stilt+ 3 floors (Block No.104 - 3 dwelling units) are proposed with FSI area of 4382.09Sqm. Total retained FSI area and proposed additional FSI area put together is 25977.11Sqm with a total dwelling units of 102.

The Member secretary / Joint Director(FAC) of Coimbatore LPA, District Town and Country Planning Office, Coimbatore has recommended the proposal with a site inspection remarks.

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: 263/2026**. This Office **Planning Permission No : 293/2026** and valid for a duration of 8Years from the date of e-sign.

Planning Permission has been issued with the following common and special conditions.

**Proposed Additional Group Development Residential Building Area details**

The Area of Site – 46700.36Sqm

| BLOCK NAME                       | FLOOR NAME           | FSI AREA IN Sq .m | Non FSI AREA IN Sq m | Total Built up area Sq m | DWELLIN G UNITS |
|----------------------------------|----------------------|-------------------|----------------------|--------------------------|-----------------|
| <b>BLOCK-93 &amp; 95 (Villa)</b> | GROUND FLOOR         | 168.74            | -                    | 168.74                   | <b>2</b>        |
|                                  | FIRST FLOOR          | 168.74            | -                    | 168.74                   |                 |
|                                  | SECOND FLOOR         | 98.28             | -                    | 98.28                    |                 |
|                                  | <b>Sub Total</b>     | <b>435.76</b>     | -                    | <b>435.76</b>            |                 |
|                                  | <b>Sub Total x 2</b> | <b>871.52</b>     | -                    | <b>871.52</b>            |                 |
| <b>BLOCK-96 (Villa)</b>          | GROUND FLOOR         | 224.11            | -                    | 224.11                   | <b>1</b>        |
|                                  | FIRST FLOOR          | 224.11            | -                    | 224.11                   |                 |
|                                  | SECOND FLOOR         | 106.64            | -                    | 106.64                   |                 |
|                                  | <b>Sub Total</b>     | <b>554.86</b>     | -                    | <b>554.86</b>            |                 |
| <b>BLOCK-97 (Villa)</b>          | GROUND FLOOR         | 182.34            | -                    | 182.34                   | <b>1</b>        |
|                                  | FIRST FLOOR          | 182.34            | -                    | 182.34                   |                 |
|                                  | SECOND FLOOR         | 94.49             | -                    | 94.49                    |                 |
|                                  | <b>Sub Total</b>     | <b>459.17</b>     |                      | <b>459.17</b>            |                 |

|                                   |                  |                |               |                |           |
|-----------------------------------|------------------|----------------|---------------|----------------|-----------|
| <b>BLOCK-99<br/>(Villa)</b>       | GROUND FLOOR     | 165.16         | -             | 165.16         | <b>1</b>  |
|                                   | FIRST FLOOR      | 157.21         | -             | 157.21         |           |
|                                   | SECOND FLOOR     | 114.06         | -             | 114.06         |           |
|                                   | <b>Sub Total</b> | <b>436.43</b>  | <b>-</b>      | <b>436.43</b>  |           |
| <b>BLOCK-100<br/>(Villa)</b>      | GROUND FLOOR     | 130.97         |               | 130.97         | <b>1</b>  |
|                                   | FIRST FLOOR      | 117.88         | -             | 117.88         |           |
|                                   | SECOND FLOOR     | 87.92          | -             | 87.92          |           |
|                                   | <b>Sub Total</b> | <b>336.77</b>  | <b>-</b>      | <b>336.77</b>  |           |
| <b>BLOCK-101<br/>(Villa)</b>      | GROUND FLOOR     | 265.76         | -             | 265.76         | <b>1</b>  |
|                                   | FIRST FLOOR      | 244.37         | -             | 244.37         |           |
|                                   | SECOND FLOOR     | 145.49         | -             | 145.49         |           |
|                                   | <b>Sub Total</b> | <b>655.62</b>  |               | <b>655.62</b>  |           |
| <b>BLOCK-102<br/>(Villa)</b>      | GROUND FLOOR     | 191.71         | -             | 191.71         | <b>1</b>  |
|                                   | FIRST FLOOR      | 159.64         | -             | 159.64         |           |
|                                   | SECOND FLOOR     | 83.35          | -             | 83.35          |           |
|                                   | Sub Total        | 434.70         | -             | 434.70         |           |
| <b>BLOCK-103<br/>(Villa)</b>      | GROUND FLOOR     | 110.14         | -             | 110.14         | <b>1</b>  |
|                                   | FIRST FLOOR      | 110.14         | -             | 110.14         |           |
|                                   | SECOND FLOOR     | 74.25          | -             | 74.25          |           |
|                                   | Sub Total        | 294.53         | -             | 294.53         |           |
| <b>Block- 104<br/>(Apartment)</b> | Stilt Floor      | -              | 109.43        | 109.43         | <b>3</b>  |
|                                   | First Floor      | 109.43         | -             | 109.43         |           |
|                                   | Second Floor     | 109.43         | -             | 109.43         |           |
|                                   | Third Floor      | 109.43         | -             | 109.43         |           |
|                                   | Terrace Floor    | -              | 21.53         | 21.53          |           |
|                                   | Sub Total        | 328.29         | 130.96        | 459.25         |           |
| <b>Telecom Room</b>               | Ground Floor     | 10.20          | -             | 10.20          | -         |
| <b>Grand Total</b>                |                  | <b>4382.09</b> | <b>130.96</b> | <b>4513.05</b> | <b>12</b> |

Already Approved FSI Area

= 24165.98 sqm

Removed FSI Area from already approved (Block A-1 EWS)

= 2570.96 sqm

**A)** Retained FSI Area from already approved area

= 21595.02 sqm

**B)** Additional FSI Area

= 4382.09sqm

Total FSI area (A + B)

= 25977.11sqm

4670.25sqm OSR land already handed over to local body vide gift deed document No. 3202/2012, dated: 08.05.2012.

### **Special Conditions**

1. Conditions stipulated in the Environmental clearance cited 18th issued by Member secretary by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
2. Necessary Environmental Clearance is to be obtained for revised & additional blocks 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.
3. As per GO cited in the reference 14, 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.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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 Concurrence 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.
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 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.
11. According to G.O No 18 Department of Municipal Administration and WaterSupply, 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 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
  - 1.If the details given by the applicant is found to be false(or)
  2. 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.

6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019.
9. 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.
10. Mosquito netting to be provided at OHT and well.
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 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.
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,  
District Town and Country planning Office,  
Coimbatore District

To :

The Commissioner,  
Coimbatore City Municipal Corporation,  
Coimbatore - 641001.

Copy to:

Mr.V S Gokul (POA of V R Nachimuthu) & V N Subramanian,  
No.6, Varadharajan Street,  
Gandhi nagar, Erode – 638009.

# 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  
/landlens/one



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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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.

