

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 (INCHARGE)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

PRESENT: G. PURUSHOTHAMAN B.E., M. Plan.,

DEPUTY DIRECTOR

Online Building Planning permission
Application Number - SWP/BPA/ 714016/2025

Sir/Madam,

Subject: **Residential Building (Affordable Housing)** - District Town and Country planning - Coimbatore Local Planning Authority - Coimbatore District- Coimbatore North Taluk – Coimbatore corporation– Kalapatti West village – S.F. Nos: 279/3A for an extent of site area 2428. 09sq.m - Proposed construction of residential building for a FSI area 6167.42sq.m. - Planning Permission Issued- forwarded for further action - Reg.

- Reference:
1. M/s.TNCD LLP, Online Application Reference No. SWP/BPA/714016/2025, Received Dated: 29.11.2025, & 02.02.2026
 2. The Directorate of Town and country planning office, Technical concurrence Online application No: SWP/BPA/714016/2025,TCP3, dated: 10.02.2026.
 3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020

9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Roc.No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
14. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.
15. Demand payment Request Letter, Dated: 13.02.2026
16. Applicant M/s.TNCD LLP, Coimbatore, Demand Remittance letter dated: 18.02.2026.

Fees Details

Receipt Number- 20251129714016

- | | | | |
|------------------|---|--------------|---------------------|
| 1. Scrutiny Fees | - | Rs. 24452.00 | Dated : 29.11.2025. |
|------------------|---|--------------|---------------------|

Receipt Number -20260218714016

- | | | | |
|------------------------------------|---|---------------|--------------------|
| 2. Development Charge for Building | - | Rs. 203940.00 | Dated : 18.02.2026 |
| 3. Development Charge for Land | - | Rs. 12150.00 | Dated : 18.02.2026 |
| 4. Security Deposit | - | Rs. 879510.00 | Dated : 18.02.2026 |
| 5. Display Board Charges | - | Rs. 1500.00 | Dated : 18.02.2026 |
| 6. CC Charges | - | Rs.109751.00 | Dated : 18.02.2026 |

Challan Number - 20260218023918

- | | | |
|---|------------------|--------------------|
| 7. Centage Charge for Building- | Rs. 52000.00 | Dated : 18.02.2026 |
| 8. Centage for Land | - Rs. 600.00 | Dated : 18.02.2026 |
| 9. Infrastructure and Amenities Charges | -Rs. 1759020.00 | Dated : 18.02.2026 |
| 10. Premium FSI Charges | - Not Applicable | |
| 11. Shelter Charges | - Not Applicable | |

Challan Number -20260212023435

- | | | | |
|-----------------|---|----------------|--------------------|
| 12. OSR Charges | - | Rs. 2748610.00 | Dated : 12.02.2026 |
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ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of residential building - District Town and Country planning - Coimbatore Local Planning Authority, Coimbatore District, Coimbatore North Taluk, Coimbatore corporation, Kalapatti West village, S.F. Nos: 279/3A for an extent of site area 2428. 09sq.m. The site has been marked as “A to E ” 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: 89/2026. Proposed construction of residential building for a FSI area 6167.42sq.m.- with Building Planning Permission No-154/2026 And Duration of 8 years from the date of e-sign.

The area statement for the Proposed construction of Residential Building (Affordable Housing) is as below.

Area of the Site –2428. 09 Sq.m

Building Area Details: Proposed Residential Building (Affordable Housing) :

Description	FSI Area in Sq.m.	Non-FSI Area in Sq.m.	Total Build up Area	Number of Dwelling Units
Basement Floor	55.18	1429.98	1485.16	Parking
Stilt floor	79.49	1436.63	1516.12	Parking, Gym, Security Cabin, Meter Room, Indoor Transformer, Driver bath & w/c.
First Floor	1206.55	231.66	1438.21	16 dwelling units
Second Floor	1206.55	231.66	1438.21	16 dwelling units
Third Floor	1206.55	231.66	1438.21	16 dwelling units
Fourth Floor	1206.55	231.66	1438.21	16 dwelling units
Fifth Floor	1206.55	231.66	1438.21	16 dwelling units
Total	6167.42	4024.91	10192.33	80 dwelling units

FSI Area - 6167.42sqm.

FSI - 2.54 (2.60 Premium FSI)

Total Number of Dwellings - 80Nos.

10% LIG/EWS Area Required - 616.80sqm.

LIG/EWS Area Provided - 1094.20sqm.

10% of the dwelling area is less than 60 sqm, therefore, Shelter Fund fees are not applicable.

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

Special Conditions

1. OSR Charges - Rs. 2748610.00, Dated : 12.02.2026 Paid by applicant as per Guide line value.
2. As per rule 35(b) explanation-2(20)(d) of TNCDBR 2019, during construction of the basement floor it shall be the sole responsibility of the building permit holder to ensure that the building or the structure in the adjoining sites are not weakened or damaged.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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. As per G.O.(Ms). No.171, Housing and Urban Development, UD4(1) Department, Dated:30.10.2025, 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.
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. 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. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide 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 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 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 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.
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,
Coimbatore – 641 001

Copy to:

1. M/S.TNCDLLP,
TS.NO.114/2, TNCD Square,
Kamaraj Road, Upplipalayam post,
Coimbatore South-641015.
2. The Chair Person,
Tamilnadu Real Estate Regulatory Authority,
TNRERA Building, No.133, G-Block, I Avenue,
Anna Nagar (East), Chennai-600 102.

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.

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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



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/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
3/350/2 Mettukuppam,
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.

