

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**



Application No: SWP/BPA/718173/2025

Date: 20. 03.2026

Subject: **Commercial Building** - District Town and Country planning office, Coimbatore
- Local Planning Authority - Coimbatore District - Coimbatore North Taluk –
Coimbatore Corporation –Saravanampatti Village- S.F.Nos : 177/2B,
178/2A1B- Site area:579.00 sqm as per patta– Proposed Construction of
Commercial (Professional Consulting Office) Building (Stilt+3Floors)for an FSI
Area:1156.02 sqm - Planning Permission Issued- forwarded for further action -
Reg.

- Reference:**
1. Applicant V ANAND Coimbatore Online Application Reference No. SWP/BPA/718173/2025, Received Dated:02.12.2025
 2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 4. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 5. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 6. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
 7. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
 8. G.O.(MS) No.31,Housing and Urban Development UD4(1) Department, Dated:31.01.2020
 9. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
 10. Circular from the Director of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.

11. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
12. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
13. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.
14. District Fire and Rescue Department, Coimbatore District, letter PP NOC No.7600/NOC/NMSB/2026 dated :28.01.2026 (Serial No.275/2026)
15. Demand payment Request Letter, Dated:12.03.2026
16. Applicant V .ANAND Coimbatore remittance letter Dated.17.03.2026

Fees paid Details for Commercial (Professional Consulting Office) Building

Sl.No.	Description	Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	3,947.00	02.12.2025	
2.	CC Charges	16,576.00	17.03.2026	---
3.	Security Deposit	1,64,873.00		
4.	Display Board Charges	1,500.00		
5.	Development Charges for Building	61,600.00		
6.	Development Charges for Land	4,640.00		
7.	Centage Charge for Land	300.00	17.03.2026	20260317032962
8.	Centage Charge for Building	1,500.00		
9.	Infrastructure and Amenities Charge	3,29,745.00		
10.	OSR Fees	6,58,964.00	11.03.2026	20260311033951
11.	Premium FSI Charges	Not Applicable (FSI < 2.00)		
12.	Shelter Fees	Not Applicable		

ORDER

The application received in the reference 1st cited for the Proposed Construction of Commercial (Professional Consulting Office) Building (Stilt + 3Floors). at Coimbatore District, Coimbatore North Taluk, Coimbatore Corporation, Saravanampatti Village, S.F.Nos:177/2B, 178/2A1B- Site area:579.00 sqm (as per patta) with FSI area of 1156.02 sqm.

The application was processed as per the rules prevailing, records perused and site inspection was conducted. With reference to the letter 15th cited, Demand was issued to the applicant on 12.03.2026. Applicant remitted the required fees and submitted remittance letter to the office on 17.03.2026 through online.

Hence, the applicants request has been accepted and the boundary of the site has marked as “**A to F**”. The earmarked site is approved and numbered as **LP/CLPA No:200/2026**. As per Section 49 of Town and Country Planning Act 1971, the planning permission is issued for the above proposal and numbered as **Planning Permission No:249/2026**. The Planning Permission Period for **8 Years** from the date of e-sign, is accorded with the following.

Site Area

Area of the Site – 579.00Sqm (As per Patta)

Area of the Site – 578.78 Sqm (As per Document)

Building Area Details : Commercial (Professional Consulting Office) Building

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Commercial Building			
Stilt Floor	26.34	351.48	377.82
First Floor	376.56		376.56
Second Floor	376.56		376.56
Third Floor	376.56		376.56
Terrace Floor Head room	-	31.49	31.49
Total	1156.02	382.97	1538.99

FSI = 1.997

Building Height =14.0M

Special Condition

1. **Planning Permission is issued only for the purpose of Commercial (Professional Consulting Office) building usage. Building shall not be used for IT /ITES usage.**
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. As per GO cited in the Reference 13th, 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”.
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. 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.
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. 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.
9. According to G.O 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.

General Conditions

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

9. Fly Ash bricks and Materials must be used for construction.
10. 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 engineer details at the place of construction.
11. If the applicant fails to construct the building as per the Planning Permission, the appropriate planning authority will take action under section of 56 and 57 of Tamil Nadu Town and Country Planning Act, 1971.
12. The planning permission or building permit if secured by any person by any misrepresentation or by production of false documents, such planning permission or building Permit will be cancelled as per TNCDBR 2019, rule 13.

Encl: Building Plan Map with E-sign

(e-signed)

Member Secretary /Joint Director (FAC)
Coimbatore local Planning Authority
Coimbatore District

To

The Commissioner ,
Coimbatore City municipal Corporation,
Coimbatore District

Copy to

1. Thiru.V.Anand S/o. Thiru. M. Venkatesan
No.18/36, Vidhya Colony, Luna Nagar,
Kavundampalayam, Coimbatore-641 025.
Mobile No: 9894459937
Email Id:vanandsir@gmail.com

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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The registers themselves, read for you.

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Patta and Chitta

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EC Analyzer

Bank charge check

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Seller background check

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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.

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Registers and directories

Who holds it, and which office keeps the record.

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