

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/723423/2025,

Date:19.02.2026

Subject: **Commercial Building (IT Office Building)** - District Town and Country planning office, Coimbatore - Local Planning Authority - Coimbatore District - Coimbatore North Taluk – Coimbatore City Municipal Corporation (North zone) – Vellakinar Village - S.F.Nos: 543/1A1B and 543/2C1A1B for an extent of site area is 3481.00sq.m. – Proposed Construction of Office Building for FSI area 5346.10 sq.m. – Technical Concurrence issued – Planning permission issuing - Reg.

- Reference:**
1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/723423/2025, Dt.04.02.2026.
 2. Thiru.K.Sureshbabu Coimbatore, Online Application Reference No.SWP/BPA/723423/2025, Received Dated: 08.12.2025 & 19.01.2026.
 3. Assistant Director / Member Secretary / Joint Director (FAC) Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/723423/2025, Dated:15.12.2025 and 08.01.2026.
 4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 13. Director of Town and Country Planning, Chennai circular Roc.No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
 15. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.

16. District Office, Fire and Rescue Service, Coimbatore District, letter PP
NOC No: 6855/NOC/NMSB/2025, Serial No.4404/2025, Dated:
22.12.2025.
17. Demand payment Request Letter, Dated:09.02.2026 and 10.02.2026.
18. Demand paid by the applicant on 09.02.2026 and 19.02.2026.

ORDER

With reference to the letter in the 2nd Cited letter, the applicant Thiru.K.Sureshbabu has requested for Proposed construction of Office building at Coimbatore District / North Taluk / Corporation, Vellakinar Village, S.F.Nos: 543/1A1B and 543/2C1A1B for an extent of site area is 3481.00sq.m. Proposed Construction of Office Building for FSI area 5346.10 sq.m.

The applicant request was accepted and the boundary of the site has been marked as “A to D”. 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: 74 / 2026. in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 09.02.2026 and 10.02.2026. Applicant has paid the demand in swp portal on 09.02.2026 and 19.02.2026.

Hence, 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:153/2026**. The Planning Permission Period is 19.02.2026 to 18.02.2034.

The area statement for the Proposed construction of Office building is as below.

Area of Site – 3481.00 sq.m.

Building details: Proposed Commercial (IT Office) Building

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Stilt floor	163.42	1129.70	1293.12
First floor	1293.12	--	1293.12
Second floor	1293.12	--	1293.12
Third floor	1293.12	--	1293.12
Fourth floor	1293.12	--	1293.12
Telecom room	10.20	--	10.20
Head room	--	75.18	75.18
Total	5346.10	1204.88	6550.98

Total FSI area - 5346.10sq.m.

FSI - 1.54

Special Conditions

1. OSR Charges has been paid by the applicant Rs.4760268/-, Dt.09.02.2026.
2. As per GO cited in the reference 15th, 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”.

3. Conditions stipulated in the Fire NOC cited in the reference 15th issued by District Fire officer, Coimbatore, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
6. 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.
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 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.

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.

General Conditions

1. Solar water heating system to be provided to the Proposed Additional and Revision of High Rise Office building. Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. 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.
4. 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.
5. Mosquito netting to be provided at OHT and well.
6. Fire rescue equipment should be provided as per Rules.

7. As per GO No 341 MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided.
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 professional’s details including quality auditor details at the place of construction.
10. The following charges are collected as follows

Centage charges for building	Rs.8500/-, Dt.19.02.2026
Centage charges for land	Rs.300/-, Dt.19.02.2026
I & A Charges	Rs.1523895/-, Dt.19.02.2026
Security deposit	Rs.761948/-, Dt.19.02.2026
CC Charges	Rs.70509/-, Dt.19.02.2026.
Display board charges	Rs.1500/-, Dt.19.02.2026
Shelter charges	Rs.385143/-, Dt.19.02.2026
Development charges for land	Rs.27848/-, Dt.19.02.2026
Development charges for building	Rs.262040/-, Dt.19.02.2026
OSR Charges	Rs.4760268/-, Dt.09.02.2026.
Scrutiny fee	Rs.18264/-, Dt.08.12.2025

(e-signed)

Member Secretary /Joint Director (FAC),
Coimbatore Local Planning Authority,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation (North zone),
Coimbatore District.

Copy to

1. Mr K Sureshababu,
D no. 37, NGR street,
Ramasamy nagar,
Coimbatore North taluk,
Coimbatore - 641030.
2. The Chair Person,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna nagar (East), Chennai – 600102.

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

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

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Guideline value by survey

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