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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.

**PROCEEDINGS OF THE JOINT DIRECTOR (FAC)**  
**COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

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

**JOINT DIRECTOR (FAC)**

Online Building Plan Application - Planning permission

Application Number - SWP/BPA/0730936/2025



**Subject:**

**Revised Commercial Building (Multiplex Cinema Theatre Building)-**  
District Town and country planning Office- **Pollachi Single Local Planning Authority** - Coimbatore District, Pollachi Taluk, Pollachi Municipality, Pollachi Town in Ward-B, Block-23, T.S.NO.1220/1, 1220/2, 1221 with a Site Area of 7152.00Sq.m - FSI Area of 8240.93 sq.m - Revised Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Technical Clearance Issued- forwarded for further action - Reg.

**Reference:**

1. Applicant, Thiru. G.Omprakasham and Tmt. Om. Priyadharshini, Online Application Reference No. SWP/BPA/0730936/2025, Dated:16.12.2025
2. Assistant Director/ Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No: SWP/BPA/0730936/2025, Dated:18.12.2025.
3. Director of Town and country Planning, Chennai Online Application No. SWP/BPA/0730936/2025, Dated:13.02.2026. (Technical concurrence issued vide No. B.P/DTCP No: 106/2026).
4. The Commissioner, Chennai, Town and country planning office, letter Roc.No: 20447/2018/BA1, dated: 25.02.2020.
5. Joint Director, Coimbatore District Roc.No:5246/2018/CD, Dated: 24.12.2020.
6. Director of Town and country Planning, Chennai Online Application No.SWP/BPA/516054/2025, Dated:16.06.2025. (Technical concurrence issued vide No. B.P/DTCP No: 291/2025)

7. Assistant Director / Member Secretary / Joint Director (FAC)  
Coimbatore District Town and country Planning office,  
SWP/BPA/516054/2025, Dated: 07.02.2026.
  8. The Commissioner, Chennai, Town and country planning office,  
letter Roc.No: 20447/2018/BA1, dated: 25.02.2020.
  9. Joint Director, Coimbatore District office, letter  
Roc.No: 5246/2018/CD, Dated: 24.12.2020.
  10. G.O.No.86, Housing and Urban Development Department,  
Dated: 28.03.2012.
  11. G.O.No.85, Housing and Urban Development Department,  
Dated: 16.05.2017.
  12. G.O. No.1, Housing and Urban Development Department, Dated:  
05.01.2021.
  13. G.O.No.18, Department of Municipal Administration and Water  
Supply, Dated: 04.02.2019.
  14. G.O.16 Department of Municipal Administration and Water  
Supply, Dated: 31.01.2020.
  15. G.O. No.54, Housing and Urban Development Department,  
Dated: 12.03.2020.
  16. Director of Town and Country Planning, Chennai circular  
Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
  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/Splcell, Dated: 14.12.2017.
  19. Director of Town and Country Planning, Chennai circular  
Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
  20. G.O.(MS).No.95, Housing and Urban Development, UD4(1)  
Department, Dated: 04.08.2023
  21. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1)  
Department, Dated: 30.10.2025.
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22. Director of Town and Country Planning, Chennai circular  
Letter Roc No.4367/2019/BA2, Dated: 05.02.2020
23. DGP/ Director,Tamil Nadu Fire and Rescue Services, Letter.  
**PP NOC No:44/2026**, Dated. 30.01.2026.
24. Demand payment Request Letter, Dated: 16.02.2026.
25. Applicant Thiru.G.Omprakasham and Tmt. Om.Priyadharshini,  
Coimbatore demand remittance letter dated: 13.04.2026.

#### **Fees Details**

| Fees Details                         | Fees             | Date       | Receipt No.    |
|--------------------------------------|------------------|------------|----------------|
| Scrutiny Fees                        | Rs.37,778.00/-   | 16.12.2025 | 20251216730936 |
| Centage Charge for Building          | Rs.10,000.00/-   | 13.04.2026 | 20260413023647 |
| Centage for Land                     | Rs. 15,00.00/-   | 13.04.2026 | 20260413023647 |
| Infrastructure and Amenities Charges | Rs.8,32,200.00/- | 13.04.2026 | 20260413023647 |
| Development Charge for Building      | Rs.2,53,200.00/- | 13.04.2026 | 20260413730936 |
| Development Charge for Land          | -                | -          | -              |
| Security Deposit                     | Rs. 4,16,100/-   | 13.04.2026 | 20260413730936 |
| Display Board Charges                | Rs.1500.00/-     | 13.04.2026 | 20260413730936 |
| CC Charges                           | Rs.68130.00/-    | 13.04.2026 | 20260413730936 |
| Premium FSI Charges                  | Not Applicable   | -          | -              |
| OSR Charges                          | Not Applicable   | -          | -              |
| Shelter Charges                      | Rs.2,83,123.00/- | 13.04.2026 | 20260413023737 |
| <b>Previous Fees paid Details</b>    |                  |            |                |
| Infrastructure and Amenities Charges | Rs.7,20,00.00/-  | 10.04.2019 | Challan No.99  |

|                                      |                   |            |                |
|--------------------------------------|-------------------|------------|----------------|
| Infrastructure and Amenities Charges | Rs.7,99,050.00/-  | 05.02.2026 | 20260205023751 |
| Cent age Charge for Building         | Rs.10,000.00/-    | 05.02.2026 | 20260205023751 |
| Centage for Land                     | Rs. 1,500.00/-    | 05.02.2026 | 20260205023751 |
| Development Charge for Building      | Rs.2,78,400.00/-  | 05.02.2026 | 20260205516054 |
| Development Charge for Land          | Rs.60,000/-       | 05.02.2026 | 20260205516054 |
| Security Deposit                     | Rs. 7,59,525.00/- | 05.02.2026 | 20260205516054 |
| Display Board Charges                | Rs.10,000.00/-    | 05.02.2026 | 20260205516054 |
| CC Charges                           | Rs.74,911.00/-    | 05.02.2026 | 20260205516054 |
| OSR Charges                          | Rs.33,93,115.00/- | 02.02.2026 | 20260202024995 |
| Shelter Charges                      | Rs.2,25,917.00/-  | 05.02.2026 | 20260205024143 |

## **ORDER**

With reference to the letter in the 1st Cited letter, the applicant **Thiru.G.Omprakash and Tmt.Priyadharshini**, Coimbatore has requested for the approval of Revised Existing Approved Building and Additional Construction of Multiplex Cinema Theatre building at Coimbatore Local Planning Authority, Pollachi Taluk / Municipality, Block 23, Ward B, T.S.Nos: 1220/1, 1220/2 & 1221 for an extent of site area is 7152 sq.m .

With reference to the 5th cited letter, the boundary of the Cinema Theatre Building site situated at Ward-B, Block-23, T.S. No. 1220 (pt) & 1221 comprises a total site extent of 4407.00sq.m, with an approved FSI area of 2522.33 sq.m. The building, consisting of Ground + 2 Floors, has already been approved by the Joint Director, Coimbatore District Office, vide Letter Roc. No. 5246/2018/CD dated 24.12.2020. Planning Permission No. 42/2020 and Site Approval LP/CLPA No. 125/2020 have been granted for the said project. The boundary of the site has been demarcated and marked as points "A to K"

With reference to the 6th cited letter, an additional site extent of **2750.93 sq.m** in S.F. No. 1220/2 has been incorporated into the already approved site. Consequently, the total site area now stands at **7152 sq.m**. and a proposed additional FSI area of **2797. 29sq.m** has been

sought for the above addition. Accordingly, the total FSI area comprising the already approved area, the revised area, and the proposed additional area aggregates to **5319.62 sq.m.** The building, consisting of **Basement Floor + Stilt-cum-Ground Floor + 3 Floors**, has been approved by the Directorate of Town and Country Planning, Chennai. Technical concurrence for the above proposal has been issued under Section 49 of the Town and Country Planning Act, 1971, vide **B.P/DTCP No. 291/2025**.

Upon receipt of the requisite charges (vide 19th cited reference), the site boundary has been demarcated as "A to K," and Technical Clearance for the Revised Existing Approved Building and Additional Construction of the Multiplex Cinema Theatre building, having a total FSI area of **8240.93 sq.m**, has been issued and assigned **SWP/BP/DTCPR(C) No. 23/2026**

Assistant Director / Member Secretary/Joint Director (FAC) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Member Secretary/Joint Director (FAC) recommendation, the applicant request has been accepted and the Revised 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: 106/2026**.

Hence, as per Section 49 of Town and Country Planning Act 1971, the Technical Clearance is issued for the above proposal and numbered as **SWP/BP/DTCPR(C) No. 37/2026**.

The area statement for the Multiplex Cinema Theatre building is as below

Area of Site -7152.00 sq.m

#### Existing Approved Building Area Details

| S.No | Description            | FSI Area (Sq.M) | NON-FSI Area (Sq.M) | Deduction (Sq.M) | Total Built Up Area (Sq.M) |
|------|------------------------|-----------------|---------------------|------------------|----------------------------|
| 1    | Basement floor         | -               | 856.09              | 134              | 856.09                     |
| 2    | Stilt cum Ground floor | 1460.32         | 664.39              | 193.62           | 2124.71                    |

|                                 |              |                |                |                |                |
|---------------------------------|--------------|----------------|----------------|----------------|----------------|
| 3                               | First floor  | 2236.32        | -              | 275            | 2236.32        |
| 4                               | Second floor | 970.33         | -              | 1055.48        | 970.33         |
| 5                               | Third floor  | 455.58         | -              | 959.27         | 455.58         |
| 6                               | Head room    | -              | 95.34          | 141            | 95.34          |
| <b>TOTAL:</b>                   |              | <b>5122.55</b> | <b>1615.82</b> | <b>2213.87</b> | <b>6738.37</b> |
| <b>Block -2 (Servant Block)</b> |              |                |                |                |                |
| 1                               | Ground floor | 197.07         | -              | -              | 197.07         |
| <b>TOTAL :</b>                  |              | <b>197.07</b>  | <b>-</b>       | <b>-</b>       | <b>197.07</b>  |
| <b>GRAND TOTAL</b>              |              | <b>5319.62</b> | <b>1615.82</b> | <b>2213.87</b> | <b>6935.44</b> |

**Revised Commercial Building (Multiplex Cinema Theatre Building)**

| S.No                             | Description           | FSI Area (Sq.M) | NON-FSI Area (Sq.M) | Deduction (Sq.M) | Total Built Up Area (Sq.M) |
|----------------------------------|-----------------------|-----------------|---------------------|------------------|----------------------------|
| 1                                | Second Basement floor | -               | 2484.50             | -                | 2484.50                    |
| 2                                | First Basement floor  | -               | 2484.50             | -                | 2484.50                    |
| 3                                | Ground floor          | 2257.15         | -                   | 227.35           | 2257.15                    |
| 4                                | First floor           | 2484.50         | -                   | -                | 2484.50                    |
| 5                                | Second floor          | 1865.01         | -                   | 619.49           | 1865.01                    |
| 6                                | Third floor           | 1046.10         | -                   | 1440.15          | 1046.10                    |
| 7                                | Fourth Floor          | 391.10          | -                   | 2095.16          | 391.10                     |
| 8                                | Head room             | -               | 69.70               | -                | 69.70                      |
| <b>TOTAL:</b>                    |                       | <b>8043.86</b>  | <b>5038.70</b>      | <b>4382.15</b>   | <b>13082.56</b>            |
| <b>Block - B (Servant Block)</b> |                       |                 |                     |                  |                            |
| 1                                | Ground floor          | 197.07          | -                   | -                | 197.07                     |
| <b>TOTAL :</b>                   |                       | <b>197.07</b>   | <b>-</b>            | <b>-</b>         | <b>197.07</b>              |
| <b>GRAND TOTAL</b>               |                       | <b>8240.93</b>  | <b>5038.70</b>      | <b>4382.15</b>   | <b>13279.63</b>            |

Existing Approved FSI area =5319.62sq.m.

Revised and Additional FSI area = 2921.31 sq.m.

**Total FSI area = 8240.93 sq.m.**

**FSI = 1.15**

**Building Height - 18.24m**

## **Special Conditions**

1. As per 15th cited, DTCP circular Roc. No.4367/2019/BA2, dated: 05.02.2020, as per Government guideline value, OSR Fees paid by the applicant through online.
2. As per the rule 35(b) explanation (2)(20)(d) During the construction of the basement floor, it shall be the sole responsibility of the Building Permit holder to ensure that the building or structure in the adjoining sites area not weakened or damaged.
3. Conditions stipulated in the Fire NOC cited in the reference 17th issued by Director of Fire & Rescue service, Chennai, is to be followed scrupulously
4. As per G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025, 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. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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 applicants 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.

10. 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.
11. "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 advertises, 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.
12. 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.
13. 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 Water Supply, 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.
3. 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 Local body 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.

Encl. Building Plan

Joint Director( FAC)

District Town and Country planning Office,  
Coimbatore District

To:  
The Commissioner,  
Pollachi Municipality,  
Coimbatore.

Copy to:

Mr.G.Omprakasham S/o Mr.Gunaseelan,  
Mrs.Om.Priyadharshini W/o Mr.G.Omprakasham,  
19, A.S.D. Puram, Kovai Road,  
Pollachi Town,  
Coimbatore-642002.

# 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

---

Completion and occupancy certificates, regularisation

---

Escrow, negotiation and NRI property management

---

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.

