

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/741293/2025,

Date:14.03.2026

Subject: Additional Construction of Commercial Building (Working Women's Hostel) - District Town and Country planning office, Coimbatore - Local Planning Authority - Coimbatore District - Coimbatore North Taluk - Coimbatore City Municipal Corporation (North zone) - Thudiyalur Village- S.F No.32/13A1A, 32/13A2, 32/13B and 45/1A3 for an extent of site area is 5867.94sq.m. -The proposed additional construction of Working Women's Hostel with Total FSI area is 15064. 94sq.m - Technical Concurrence issued - Planning permission issuing - Reg.

- Reference:**
1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/741293/2025, Dt.18.02.2026.
 2. Mr.D.Sureshkumar and Mrs.S.Sumathi Coimbatore Online Application Reference No. SWP/ BPA/741293/ 2026, Received Dated: 29.12.2025, 24.01.2026 & 17.02.2026.
 3. Assistant Director / Member Secretary / Joint Director (FAC) Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/741293/2026, Dated: 09.01.2026 and 24.01.2026.
 4. The Directorate of Town and country planning office, technical concurrence, SWP/BPA/0276409/2024, dated: 05.10.2024.
 5. Assistant Director / Member Secretary / Joint Director (FAC) Coimbatore District Town and country Planning office, SWP/BPA/276409/2024, Dated.05.12.2024.
 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.01, 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. 21075/2009/BA1, Dated: 27.06.2012.

14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Roc.No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.
18. District Office, Fire and Rescue Service, Coimbatore District, letter PP NOC No: 7254/NOC/NMSB/2026, Serial No.4679/2026, Dated: 12.01.2026.
19. Demand payment Request Letter, Dated:19.02.2026 and 26.02.2026.
20. Demand paid by the applicant on 25.02.2026, 28.02.2026 and 10.03.2026.

ORDER

With reference to the letter in the 2nd Cited letter, the applicant Mr.D.Sureshkumar and Mrs.S.Sumathi, Coimbatore has requested for the approval of proposed additional block construction of Working Women's Hostel building at Coimbatore District / North Taluk / Corporation, Thudiyalur Village, S.F No.32/13A1A, 32/13A2, 32/13B and 45/1A3 for an extent of site area is 5867.94sq.m.

With reference to the 4th cited letter, the boundary of the site has been marked as "A to I" with a site extent of 4,654.00 sq.m. Block-A (Typical Floor: Ground + Fifth Floor) having an FSI area of 9,975.75 sq.m. has been already approved and issued Technical Concurrence by the Director of Town and Country Planning, Chennai, vide B.P./DTCP No. 476/2024, dated 05.10.2024. Further, with reference to the 5th cited letter, Planning Permission No. 775/2024 has been issued by the Assistant Director / Member Secretary / Joint Director (FAC), Coimbatore District Town and Country Planning Office.

In the revised site plan, additional construction of proposed for the Working Women's Hostel building for an FSI area of 15,064.94 sq.m..

The applicant request was accepted and the boundary of the site has been marked as "A to H". 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: 120 / 2026. in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 19.02.2026 and 26.02.2026. Applicant has paid the demand in swp portal on 25.02.2026, 28.02.2026 and 10.03.2026.

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:237/2026**. The Planning Permission Period is 14.03.2026 to 13.03.2034.

The area statement for the Proposed additional construction of buildingis as below.

Area of Site – 5867.94 sq.m.

Building details: The proposed additional Construction of Working Women's Hostel building.

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Deduction area in Sqm	Total Built-up Area (Sqm)
Ground floor	1458.86	--	63.99	1458.86
First floor	1458.86	--	63.99	1458.86
Second floor	1458.86	--	63.99	1458.86
Third floor	712.64	49.21	1.95	761.85
Terrace floor	--	60.51	--	60.51
Total	5089.22	109.72	193.92	5198.94

Existing Approved FSI Area - 9975. 72sq.m

Proposed Additional FSI Area - 5089. 22sq.m

Total FSI area - 15064.94 sq.m.

FSI - 2.567 (2.60 Premium FSI)

Special Conditions

1. OSR fees (Rs.18,66,600) is already paid by the applicant as per given by The Assistant Director / Member Secretary / Joint Director (FAC) of Coimbatore District Town and Country Planning Office, Planning Permission No. 775/2024, Dated. 05.12.2024 in the Reference 5th Cited.
2. As per GO cited in the reference 17th, 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 18th issued by District Fire officer, Coimbatore, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously
4. Premium FSI charges has been collected Rs.14521050/-, Dt.10.03.2026
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled 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 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.

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.

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	Rs.25900/-, Dt.20.01.2022
I&A charges	Rs.2176000/-, Dt.24.01.2022
I&A charges interest	Rs.55000/-, Dt.16.02.2022
I&A charges interest	Rs.2000/-, Dt.28.02.2022
Security deposit	Rs.1088000/-, Dt.20.01.2022
CC charges	Rs.113000/-, Dt.20.01.2022
Premium FSI charges	Rs.2174000/-, Dt.05.02.2022
Shelter charges	Rs.141000/-, Dt.05.02.2022
Development charges	Rs.442000/-, Dt.20.01.2022

Development charges interest	Rs.6700/-, Dt.16.02.2022
OSR charges	Rs.7,45,000/-, Dt.05.02.2022.
Centage charges for building	Rs.12000/-, Dt.03.12.2024.
Centage charges for land	Rs.300/-, Dt.03.12.2024.
I & A Charges	Rs.671150/-, Dt.03.12.2024.
Security deposit	Rs.335575/-, Dt.03.12.2024.
CC Charges	Rs.113012/-, Dt.03.12.2024.
Premium FSI charges	Rs.1504300/-, Dt.03.12.2024.
Shelter charges	Rs.921003/-, Dt.03.12.2024.
Development charges for land	Rs.37232/-, Dt.03.12.2024.
Development charges for building	Rs.420000/-, Dt.03.12.2024.
OSR Charges	Rs.1866600/-, Dt.22.11.2024.
Centage charges for building	Rs.8000/-, Dt.10.03.2026
Centage charges for land	Rs.300/-, Dt.10.03.2026
I & A Charges	Rs.1446375/-, Dt.10.03.2026
Premium FSI charges	Rs.14521050/-, Dt.10.03.2026
Security deposit	Rs.723188/-, Dt.28.02.2026
Display board charges	Rs.1500/-, Dt.28.02.2026
Shelter charges	Rs.527682/-, Dt.28.02.2026
OSR Charges	Rs.1333092/-, Dt.25.02.2026.
Scrutiny fee	Rs.40316/-, Dt.29.12.2025

(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

Mr D Sureshkumar
Mrs S Sumathi,
D No.B60, Sree Vatsa Garden,
Vellakinar Pirivu,
Thudiyalur,
Coimbatore – 641034.

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.

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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



Every free tool
/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,
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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.

