

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 JOINT DIRECTOR (FAC)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

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

Deputy Directors/Join Director (FAC)



Online Building Application Number- SWP/BPA/745157/2026

Sir,

Subject: Commercial Building (Kalyana Mandapam And Food Court Room Building)- District Town And Country Planning - Coimbatore District - Sulur Taluk Varapatti Panchayat / Village -S.F. No- 702/2a1702/2a2- The Site Extent Of 5527.00 Sq.M-Proposed Commercial Building (The Proposed Construction Of Galvalume Sheet Roof Kalyanamandapam And R.C.C Roof Ground,First & Second Floor Food Court And Room Building) Of FSI Area 1108.15 Sq.M -Technical Clearance Issued -Forwarded For Further Action - Reg.

Reference:

1. Applicants Mr. Vijaya Kumar, S/o. Narayanasamy online application No.SWP/BPA/745157/2026 Dated: 02.01.2026
2. GO(Ms).No.79,Housing and Urban Development Department, Dated.04.05.2017.
3. JD, Agricultural Department, Roc No:E1/2169/2025. Dated: 03.04.2025
4. District Officer, Fire and Rescue Department PP. NOC. No. 7522/NOC/NMSB/2026 Serial No.247/2026, dt.23.12.2026
5. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and14.08.2021
6. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.7963/2022/K2, Dated:23.04.2022.
7. Circular from the Director of Town and Country Planning Vide letter Roc.No. 9611/203-TCP5, Dated:25.04.2023.
8. Circular from the Director of Town and Country Planning vide letter RocNo.7963/2022/K2, Dated:11.4.2023
9. G.O Ms No138, Housing and Urban Development Department Dated:04.06.2004
10. G. O Ms No.86, Housing and Urban Development Department, Dated:28.03.2012.
11. G. O (Ms).No 85, Housing and Urban Development Department, Dated:16.05.2017.
12. G.O.Ms.No.01, Housing and Urban Development Department, Dated:05.01.2021
13. G. Oms.No53, Housing and Urban Development Department,

Dated:16.04.2018

14. G. O (Ms) No18, Municipal Administration and Water Supply Department,Dated:04.02.2019
15. G.O(Ms) No16 Municipal Administration and Water Supply Department Dated:31.01.2020
16. Circular from the Director of Town and Country Planning vide letter Roc No.7486/2009/PA2, Dated:16-04-2009.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27-06-2012.
18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/PA1, Dated:22-09-2017.
19. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated:14-12-2017.
20. G.O.Ms.No.171,Housing and Urban Development Department (UD4(1), Dated: 30.10.2025.
21. Demand payment Request Letter, Dated: 25.02.2026 and 03.03.2026
22. Applicant Mr. VijayaKumar , S/o. Narayanasamy demand remittance letter date. 25.02.2026 and 05.03.2026

The applicant remitted the required fees given below for the proposed Construction of Commercial Building

Scrutiny Charges	Rs.10,589.00/-	02.01.2026	
OSR Fees	Rs.1,02,250.00/-	25.02.2026	202602250345132
Centage Charges for Building	Rs.4000.00/-	03.03.2026	20260303034825
Centage Charges for Land	Rs 900.00/-	03.03.2026	20260303034825
Infrastructure and Amenities Charges	Rs.3,19,200.00/-	05.03.2026	20260303034825
CC Charges	Rs.12486.00/-	05.03.2026	
Display Board Charges	Rs.1500.00/-	05.03.2026	
Security Deposit Charges	Rs.159600.00/-	05.03.2026	
Development Charges for Building	Rs.11600.00/-	05.03.2026	
Development Charges for Land	Rs.13320.00/-	05.03.2026	
Shelter fund	Not Applicable		
Premium FSI	Not Applicable		

Order:

With reference to the 1st Cited letter, applicant has requested for the approval of the Proposed Commercial Building (The Proposed Construction Of Galvalume Sheet Roof Kalyanamandapam And R.C.C Roof Ground, First & Second Floor Food Court And Room Building) Of FSI Area 1108.15 Sq.M in Suler Taluk Varapatti Panchayat / Village -S.F. No- 702/2a1 702/2a2- The Site Extent Of 5527.00 Sq. The Site has been marked as "A to D " and the site approval and technical concurrence for the Commercial Building has been accorded vide **SWP/LP/R(C)No.46/2026** and **SWP/BP/DTCPR(C)No. 29/2026**. Technical Clearance has been issued with the following common and Special conditions:

Site Area:5527.00 Sq.m (As per patta/ document)

Proposed Building Area Details

Floor Details	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Built-up Area (sq.m)
Galvalume Shoot Roof Main Building (Ground floor)	357.70	-	357.70
RCC Roof Ground Floor (Food Court Building)	238.89	-	238.89
RCC Roof First Floor (Room Building)	238.89	-	238.89
RCC Roof Second Floor (Room Building)	238.89	-	238.89
RCC Roof Head Room	-	40.76	40.76
TOTAL	1108.15	40.76	1148.91

Total FSI Area – 1108.15 sq.m

Height of the Building- 13.02 m (Maximum)

Special conditions:

1. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Planning Permission is issued in accordance with the provisions of the Town and County 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 r

ules 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.

3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated 05.02.2011 relating to the installation and use of solar energy systems should be followed.
5. "The Tamil Nadu Government in G.O.Ms. No.12, Housing and Urban Development Department dated: 22.06.2017 has 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".
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 title element 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 disputes is to divide all 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. According to G.O (Ms) 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.
8. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
9. As per Tamil Nadu Combined Development and Building Rules 2019 Rule
10. 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.

- d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design
 - e. Workmanship, soundness of structure and materials used.
 - f. Quality of building services and amenities the construction of building.
 - g. Other requirements or licenses or clearance required or the site or premises or activity under various other laws.
11. As per the G.O in the reference 2nd cited the proposal in Non Planning Area, the final Approval shall be given by the Local authority only after collecting Rs 1,000/- as scrutiny fees as per the rule 3 and 3% of the market value of the site as land use changes fees as per rule a should be collected before issuing final approval. Head of account:

0217 - Urban Development - 60 Other Urban
Development Schemes 800 Other Receipts
As Receipts under Land use Conversion
charges 27 Non Taxation Fees.
09 Collections. (DPC: 0217-
60-800-AS22709)

CONDITION:

1. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 47A of Sub Section (1) of Section 54 appeal to the Director/ The Government within two months from the date of on Which the Decision or order was Communicated.
2. 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.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions/alterations to be made without necessary permission of this office in case any alterations required proper revised approval should be obtained.
5. 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
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site

details, building details and municipality engineer details at the place of construction.

11. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. The Applicant/developer and also the architects/Licensed Surveyor and the structural Engineer associated with the development shall ensure that development shall be structurally sound and adequate safety measures are taken during the process of construction.
14. Enforcement action under sections 56 and 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.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. As per G.O.Ms.No.171, Housing and Urban Development Department (UD4(1), Dated: 30.10.2025. Charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space.

Encl: Building Plan Map

Joint Director (FAC)
District Town and Country planning Office,
Coimbatore District

To:

The Special Officer/Block development officer,
Varapatti Village/Panchayat,
Sultanpart Panchayat Union,
Sulur Taluk,
Coimbatore District.

Copy to:

Mr.Vijayakumar,
S/O Narayanasamy,
2/206 Bangalow Thottam,
Puliyamarathupalayam,
Sulthanpet, Coimbatore-641669,
Cell.9865023999, Email.Nprabha.2007@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.

[/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.

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
hello@verified.realestate
+91 9996 12 9996

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.

