

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 (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.Purushothaman, B.E., M.Plan.,
DEPUTY DIRECTOR**

SWP Building Plan Application – Planning Permission

Application No: SWP/BPA/749249/2026

Date: 21.02.2026

Sir,

Subject: Additional Construction of Commercial Building (Office Building) – DTCP-Coimbatore District / North Taluk / Corporation – Sanganoor Village- Mettupalayam Road – Ward No-Q(17), Block No.- 12, T.S. No.172 for an extent of site area is 3420.00sq.m. –Revised and proposed additional construction of Automobile Showroom and Office building with Total FSI area is 6740.85sq.m - Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg.

- Reference:**
1. M/s VETRIVEL TOWERS PRIVATE LIMITED, Coimbatore Online Application Reference No. SWP/ BPA/749249/ 2026, Received Dated: 202.01.2026 & 16.02.2026.
 2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 18.02.2026 (BP/DTCP No.121/2026)
 3. Guidance Tamil Nadu Application CAF No. 195060, Dated: 20.12.2025.
 4. The Directorate of Town and country planning office, Technical concurrence, Roc. No: 2224/2021/TCP3, dated: 16.03.2021.
 5. Member secretary, Coimbatore Local Planning Authority, Roc. No:62/2021/LPA, Dated.10.06.2022
 6. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 7. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 8. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 9. G.O.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.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: 7648/NOC/NMSB/2026, Serial No.188/2026, Dated: 29.01.2026.
19. Demand payment Request Letter, Dated: 19.02.2026
20. M/s VETRIVEL TOWERS PRIVATE LIMITED, demand remittance letter dated: 21.02.2026.

Fees Details

Sl. No.	Description	Payment details for Existing Approval (PP No.199/2022 and File No. 62/2021/LPA)		Payment details for this Approval		
		Amount in Rs.	Date	Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	18000.00	18.02.2021	12220.00	07.01.2026	---
2.	CC Charges	58000.00	27.04.2021	37619.00	21.02.2026	---
3.	Security Deposit	469000.00	27.04.2021	490880.00		
4.	Display Board Charges	1500.00	23.04.2021	1500.00		
5.	Development Charges for Building	241000.00	27.04.2021	355360.00		
6.	Development Charges for Land			27400.00	21.02.2026	20260221000678
7.	Centage Charge for Building	800.00	23.04.2021	4800.00		
8.	Centage Charge for Land			0.00		
9.	Infrastructure and Amenities Charge	938000.00	23.04.2021	981760.00		
10.	Shelter Fees	1139000.00	23.04.2021	1023024.00	21.02.2026	20260221000686
11.	OSRA	9866000.00	21.05.2022			
12.	Premium FSI Charges	Not Applicable (FSI less than 2)				

ORDER

With reference to the 1st Cited letter, the applicant has requested for the approval of revised and proposed additional construction of Automobile Showroom and Office building at Coimbatore District / North Taluk / Corporation, Sanganoor Village, Mettupalayam Road, Ward No-Q(17), Block No.- 12, T.S. No.172 for an extent of site area is 3420.00sq.m The site has been marked as **"A to D"** site extent of 3420.00sq.m, and Basement Floor (parking), Mezzanine Floor(parking), Ground Floor - 1572.15sq.m., First floor -1715.69 sq.m. with FSI area of 3287.84sq.m are already Technical concurrence issued by The Director, DTCP Chennai vide B.P/ DTCP No. 169/2021, Dated: 16.03.2021 and With reference to the 5 th cited letter, Planning permission No: 199 'அ' முதல் 'இ' வரை/2022, is issued by Member Secretary, Coimbatore Local Planning Authority

In this same site revised and proposed additional Construction of Automobile Showroom and Office building for FSI area 6740.85 sq.m. the applicant request has been 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: 121 / 2026.**

With reference to the letter 19 cited, Demand was issued to the applicant 19.02.2026. Applicant remitted the required fees and submitted remittance letter to the office on 21.02.2026 through online.

Hence, the planning permission is issued with below conditions for this proposal and numbered as **Planning Permission No: 161/2026.** The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following,

Area of site: 3420.00 sq.m

Already Approved Building area details:

Floor Name	FSI area in sq.m.	Non - FSI area in sq.m.	Total area in sq.m.
Basement Floor	-	1715.69	1715.69
Mezzanine Floor	-	211.38	211.38
Ground Floor	1572.15	-	1572.15
First Floor	1715.69	-	1715.69
Terrace Floor	-	110.45	110.45
Total Area	3287.84	2037.52	5325.36

Revised and proposed additional Construction of Automobile Showroom and Office building

Floor Name	FSI area in sq.m.	Non - FSI area in sq.m.	Total area in sq.m.
Second floor	1715.69	-	1715.69
Third floor	1715.69	-	1715.69
Terrace Floor	-	110.45	110.45
Security Room 1	6.25	-	6.25
Security Room 2	6.25	-	6.25
Total Area	3443.88	110.45	3554.33

Existing FSI Area - 3287. 84sq.m

Additional FSI Area - 3443.88. 01sq.m

Total FSI Area - 6731.72 sq.m.

FSI - 1.97

The Technical Clearance issued with the following Special and General Conditions:

Special Conditions

1. OSR fees (Rs.9866000) is already paid by the applicant as per given by the Member secretary, Coimbatore Local Planning Authority, Roc. No:62/2021/LPA, Planning Permission No. 199 'அ' முதல் 'இ' வரை /2022, Dated. 10.06.2022in the Reference 5 th Cited.
2. As per GO cited in the reference 17 th , 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 NOC cited in the reference 14 issued by DGP / Director, Tamil Nadu Fire and Rescue Services Department 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. 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. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
7. 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.

8. 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.
9. 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.
10. 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.
11. 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.
 - 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 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
 - a. 1.If the details given by the applicant is found to be false (or)
 - b. 2. If the applicant fails to follow the rules and Norms, the Member Secretary
 - c. concern can cancel or revise the planning permission issued.
4. Solar water heating system to be provided to Existing and additional proposed construction of Kitchen cum Dining Hall and Hostel building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

7. 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.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. 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.
13. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
15. 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.
16. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

(e-signed)

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

To

The Commissioner,
Coimbatore Corporation
Coimbatore District.

Copy to:

1. M/s VETRIVEL TOWERS PRIVATE LIMITED,
1297 A Metupalayam Road, Coimbatore West Zone,
Coimbatore District -641027
Ph- 9042224220
Mail- gopalansathyaseelan@gmail.com
2. The Chair Person,
Tamil Nadu Real Estate Regulatory Authority,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai - 600 102.

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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The registers themselves, read for you.

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Patta and Chitta

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EC Analyzer

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Approval check by survey

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

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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Floor space index

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Who holds it, and which office keeps the record.

Find your registering office

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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.

