

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.Pl.,
JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission**

Application No: SWP/BPA/756208/2026,

Date:20.03.2026

Subject: **Rehabilitation Training Centre (Institutional 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.443/1, 444/1A, 444/1B with Extent of 14500.00sq.mt - Proposed construction of an Rehabilitation Training Centre (Institutional Building) of FSI area 12742.50sq.m – Technical Concurrence issued – Planning permission issuing - Reg.

- Reference:**
1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/756208/2026, Dt.18.03.2026.
 2. Thiru.S.Rajasekaran, Coimbatore Online Application No. SWP/BPA/756208/ 2026, Dated:21.01.2026 and 18.03.2026.
 3. The Deputy Director / / Member Secretary / Joint Director (FAC), Coimbatore Inspection Report, Online Application No. SWP/BPA/756208/2026, Dated: 28.01.2026 and 05.03.2026.
 4. Guidance Tamil Nadu Application CAF No.196064, Dated.06.01.2026.
 5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
 7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
 8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
 9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
 15. District Officer, Fire & Rescue Services, Coimbatore District, PP NOC No.8416/NOC/NMSB/2026, Serial No.701/2026, Dated. 05.03.2026.
 16. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.

17. Demand payment Request Letter, Dated:18.03.2026.

18. Demand paid by the applicant on 19.03.2026.

ORDER

With reference to the letter in the 2nd Cited letter, the applicant Thiru. S. Rajasekaran, Coimbatore has requested for the approval of Coimbatore District, Coimbatore Corporation/ North Taluk, Vellakinar Village, S.F.Nos.443/1, 444/1A, 444/1B with Extent of 14500.00sq.mt - Proposed construction of Rehabilitation Training Centre (Institutional Building) of FSI area 12742.50 sqm.

The applicant request was accepted and the boundary of the site has been marked as “A to N”. 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: 237 / 2026. in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 18.03.2026. Applicant has paid the demand in swp portal on 19.03.2026.

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:250/2026**. The Planning Permission Period is 20.03.2026 to 19.03.2034.

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

Area of Site – 14500.00 sq.m.

Building details: Proposed Rehabilitation Training Centre (Institutional Building)

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)	Usage
Block- 01 (Ganga Diagnostic Research Building)				
Ground floor	517.30	--	517.30	LAB
First floor	481.40	--	481.40	
Second floor	531.80	--	531.80	
Third floor	531.80	--	531.80	
Terrace floor	--	61.20	61.20	
Total	2062.30	61.20	2123.50	
Block- 02 (Ganga Rehabilitation Building)				
Ground floor	3333.70	--	3333.70	College
First floor	2424.30	--	2424.30	College
Second floor	2474.80	--	2474.80	College & Hospital
Third floor	2277.30	--	2277.30	Hospital
Terrace floor	--	448.50	448.50	-
Total	10510.10	448.50	10958.60	
Block- 03 (Security Cabin)				
Ground floor	10.50	--	10.50	Service building
Block- 04 (Power House/Genset)				
Ground floor	74.40	--	74.40	Service building
Block- 05 (Sump-Pump Room)				
Ground floor	58.80	--	58.80	Service building
Block- 06 (Stp-Pump Room)				
Ground floor	26.40	--	26.40	Service building
Grand Total	12742.50	509.70	13252.20	

Proposed FSI area – 12742.50 sqm

FSI – 0.88

Special Conditions

1. The OSR – 1457.10 sqm. earmarked “1 to 5” is shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. The conditions imposed in the Fire NOC cited in the reference no.15th should be followed.
3. As per GO cited in the reference 16th, 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”.
4. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool
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.

General Conditions

1. As per TNCDBR, 2019, Rule 44(2) Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area and Solar water heating system to be provided.

2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office.
In case any alterations required proper revised approval should be obtained.
4. 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.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. 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.
11. The following charges are collected as follows

Centage charges for building	Rs.30000/-, Dt.19.03.2026
Centage charges for land	Rs.300/-, Dt.19.03.2026
I & A Charges	Rs.3631755/-, Dt.19.03.2026
Security deposit	Rs.1815878/-, Dt.19.03.2026
CC Charges	Rs.142643/-, Dt.19.03.2026.
Display board charges	Rs.1500/-, Dt.19.03.2026
Shelter charges	Rs.106686/-, Dt.19.03.2026
Development charges for land	Rs.116000/-, Dt.19.03.2026
Development charges for building	Rs.530120/-, Dt.19.03.2026
Scrutiny fee	Rs.54162/-, Dt.21.01.2026

(e-signed)

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

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore District.

Copy to

Dr S Rajasekaran, S/o Shanmuganantham,
D No.13, Tatabad, 2nd street,
Sivananda colony, Coimbatore - 641012.

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.

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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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What you are allowed to build here: floor space, height, coverage and setbacks.

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Watch a property and hear about it when something new is registered against it.

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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

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Airport height clearance

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What it is worth and what it costs to register.

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