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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 ASSISTANT DIRECTOR/JOINT DIRECTOR (FAC)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: V.B.PAVITHRA ., B.Arch., M.U.R.P.,



Online Application No: SWP/BPA/772201/2026

Residential Building - District Town and Country planning – Coimbatore District – Pollachi SLPA – Pollachi Taluk/Municipality – Ward-E, Block-18 – New T.S.No. 1225 (Old T.S.No.11pt) - The site extent of 813.82 Sq.m. - Approval of **Residential Building** of FSI Area 2112.29 Sq.m - Technical clearance Issued – Reg

- Reference
1. Applicant Mr. G.T Sambhandham & Mrs. T.Muthulakshmi online application No: **SWP/BPA/772201/2026** Dated: 07.02.2026.
 2. Palladam Road Extension Town Planning Scheme approved No. TP/DT P.No.58/72.
 3. GO (M.s). No.93, Housing and Urban Development Department, Dated 18.03.2005.
 4. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and14.08.2021
 5. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.7963/2022/K2, dated 23.04.2022.
 6. Circular from the Director of Town and Country Planning Vide letter Roc No. 9611/203-TCP5, Dated:25.04.2023.
 7. Circular from the Director of Town and Country Planning vide letter RocNo.7963/2022/K2, Dated:11.4.2023
 8. Circular from the Director of Town and Country Planning Vide letter RocNo.4173/2022TCP5, Dated:12.04.2023
 9. G.O(M.s)No.138,Housing and Urban Development Department Dated:04.06.2004.
 10. G.O(M.s)No.86,Housing and Urban Development Department, Dated:28.03.2012.
 11. G.O (M.s)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. O (Ms) No.53, Housing and Urban Development Department, Dated:16.04.2018.
 14. G. O (M.s) No18, Municipal Administration and Water Supply Department, Dated:04.02.2019
 15. G.O(M. s) No16 , Municipal Administration and Water Supply Department Dated:31.01.2020.
 16. G. O (M. s). No18, Housing and Urban Development Department, Dated:04.02.2019

17. G. O(Ms). No 54, Housing and Urban Development Department, Dated:12.03.2020.
18. Circular from the Director of Town and Country Planning vide letter Roc No.7486/2009/PA2, Dated:16-04-2009.
19. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27-06-2012.
20. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/PA1, Dated:22-09-2017
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated:14-12-2017.
22. Demand payment Request Letter, Dated: 12.05.2026.
23. Applicant Mr. G.T Sambhandham & Mrs. T.Muthulakshmi, OSR & demand remittance letter date:17.07.2026.

The applicant remitted the required fees given below for the proposed Construction of the **Residential Building**.

Description	Payment in Rupees	Paid Date
Scrutiny fees	Rs.6,288.00/-	07.02.2026
Centage Charges for Building	Rs.600.00/-	Paid on 17.07.2026
Centage Charges for Land	Rs.8,000/-	
Display Board Charges	Rs.1500.00/-	
Infrastructure and Amenities Charges	Rs.6,07,050.00/-	
Development Charges for Building	Rs.51,958.00/-	
Development Charges for Land	Rs.3,324.00/-	
CC Charges	Rs.27,661.00/-	
Security Deposit Charges	Rs.3,03,525.00	
Premium FSI	Rs.29,99,984.00/-	
Shelter Charges	NA	08.05.2026
OSR charges	Rs.10,08,299.00/-	

Order:-

With reference to the 1st Cited letter, applicant has requested for **Residential Building** of FSI Area 2112.29 Sq.m in Coimbatore District, Pollachi SLPA, Pollachi Taluk/Municipality, Ward-E, Block-18 – New T.S.No. 1225 (Old T.S.No.11pt), the site extent of 813.82 Sq.m. The Site has been marked as “ABCD ” and the site approval and Technical concurrence for the **Residential Building** has been accorded vide **SWP/LP/R(C)No:130/2026** and **SWP/BP/DTCPR(C)No:58/2026**. Technical Approval has been issued with the following common and Special Conditions

Site Extent :

Site Area = 813.82 Sq.m

Building Area Details :-

Floor Details	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
Stilt Floor	29.89	410.97	440.86
Ground Floor	416.48	-	416.48
First Floor	416.48	-	416.48
Second Floor	416.48	-	416.48
Third Floor	416.48	-	416.48
Fourth Floor	416.48	-	416.48
Fifth Floor	416.48	-	416.48
Terrance Floor	-	30.69	30.69
Total area	2112.29	441.66	2553.95

Total FSI Area – 2112.29 Sq.m.

Floor Space Index (FSI) = 2.595 < 2.0

Building Height – 18.00m

Special Conditions:

1.	The Applicant paid the OSR Amount Equivalent to the OSR area 82.15 Sq.m., lieu through Guide line value.
2.	It is the responsibility of the builders to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
3.	Building technical 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.
4.	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
5.	Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously
6.	The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated 05.02.201 relating to the installation and use of solar energy systems should be followed.

7.	“The Tamil Nadu Government in G.O.Ms. No112, Housing and Urban Development Department dated: 22.06.2017 have 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”.
8.	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 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.
9.	Also, if anyone else disputes a divided right 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.
10.	Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage. 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. - Title or ownership of the site or building. - Easement Rights. record as the case may be, shall be responsible for defects in the design. - Structural Reports, Structural Drawing and Structural aspects. - The Registered Architect or Register Engineer and Structural Engineer on Workmanship, soundness of structure and materials used. - Quality of building services and amenities the construction of building. - Other requirements or licenses or clearance required on the site or premises or activity under various other laws.

Conditions :-

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 49 or 64 of Sub Section (1) 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 photovoltaic 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 the necessary permission of this office in case any alterations are required proper revised approval should be obtained.
5.	Rainwater harvesting should be provided as per the directions mentioned in 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. Mosquito netting to be provided at OHT and well.
7.	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. Fly Ash bricks and Materials to be used Mandatory.

8.	As per GO 16 a display board of size 60 cmx120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
9.	In case the documents submitted for approval found fake / false the Technical Concurrence would be cancelled without intimation to the applicant.
10.	If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
11.	The Applicant/developer and also the architects/Licensed Surveyor sand the structural Engineer associated with the development shall sure that developments shall be structurally sound and adequate safety measures are taken during the process of construction
12.	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.

Encl: Building Plan Map

(E.signed)
Assistant Director/Joint Director(FAC)
District Town and Country Planning Office,
Coimbatore

To

The Commissioner,
Pollachi Municipality,
Pollachi Taluk,
Coimbatore District.

Copy To

Mr. G.T Sambhandham & Mrs. T.Muthulakshmi
Door No: 40B, Thambusamy road,
Kilpauk,
Chennai-600 010

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

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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

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Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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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

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Verified RealEstate
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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.

