

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.Plan.,

JOINT DIRECTOR (FAC)

Online Building Plan Application - Planning permission

Application Number - SWP/BPA/776947/2026



Subject:

Revised Commercial Building (Office)- District Town and country planning Office- Mettupalayam Single Local Planning Authority - Coimbatore District Mettupalayam Taluk, Mettupalayam Municipality - Chikkadasampalayam Village - Ward-C, Block-23 T.S.NO.182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192 with a Site Area of 812.00Sq.m - FSI Area of 1512.78 sq.m - Revised Technical Clearance Issued- forwarded for further action - Reg.

Reference:

1. Applicants K Kuppusamy And K Rameshkumar online application No.SWP/BPA/776947/2026 Dated: 12.02.2026
2. Assistant Director/ Joint Director (I/c), Coimbatore District Town and Country Planning office online Proceeding No :SWP/BPA/157134/2024 Dated: 15.06.2024
3. Principal Chief Conservator of Forests, Forest Headquarters, Chennai, letter no: K.Dis.No.TS2/22637/2023, dated: 15.02.2024
4. RDO, Coimbatore North, Roc No: 5159/2023/A1dt.30.05.2023 4
5. Joint Director, Department of Geology and Mining letter no: K.dis.No.469/mines/2023, dated: 16.05.2023
6. Disstrict Officer, Fire and Rescue Department PP.NOC No.8404/NOC/NMSB/2025, Serial No.586/2026 Dated :05.03.2026
7. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and14.08.2021
8. Circular from the Director of Town and Country Planning, Chennai VideLetterRocNo.7963/2022/K2, Dated:23.04.2022.
9. Circular from the Director of Town and Country Planning Vide letter Roc No. 9611/203-TCP5, Dated:25.04.2023.
10. Circular from the Director of Town and Country Planning vide letter RocNo.7963/2022/K2, Dated:11.4.2023
11. G.O Ms No138, Housing and Urban Development Department

Dated:04.06.2004

12. G.O.Ms.No.86, Housing and Urban Development Department,
Dated:28.03.2012.

13. G.O.Ms No 85, Housing and Urban Development Department,
Dated:16.05.2017.

14. GO Ms.No.01, Housing and Urban Development Department,
Dated:05.01.2021

15. G. O Ms.No 53, Housing and Urban Development Department,
Dated:16.04.2018

16. G. O (M.s) No18, Municipal Administration and Water Supply
Department,Dated:04.02.2019

17. G.O(M.s) No16 Municipal Administration and Water Supply
Department Dated:31.01.2020

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: 08.05.2026

23. Applicant K Kuppasamy And K Rameshkumar demand remittance
letter date: 12.05.2026 (Submitted on 13.05.2026)

Fees Details

Fees Details	Fees	Date	Receipt No.
Scrutiny Fees	Rs.3302.00/-	12.02.2026	20260212776947
Centage Charge for Building	Rs.2000.00/-	12.05.2026	20260512022003
Centage for Land	Rs. 300.00/-	12.05.2026	20260512022003
Infrastructure and Amenities Charges	Rs.1,48, 200.00/-	12.05.2026	20260512022003

Development Charge for Building	Rs.83600.00/-	12.05.2026	20260512776947
Development Charge for Land	Rs.6560.00/-	12.05.2026	20260512776947
Security Deposit	Rs. 74100.00/-	12.05.2026	20260512776947
Display Board Charges	Rs.1500.00/-	12.05.2026	20260512776947
CC Charges	Rs.22495.00/-	12.05.2026	20260512776947
Premium FSI Charges	Not Applicable Since		
OSR Charges	Not Applicable		
Shelter Charges	Not Applicable		
Previous Fees paid Details			
Infrastructure and Amenities Charges	Rs.285000.00/-	14.06.2024	20240614157139
Security Deposit	Rs. 142500.00/-	14.06.2024	20240614157139

ORDER

With reference to the letter in the 1st Cited letter, the applicant K Kuppusamy And K Rameshkumar, Coimbatore has requested for the approval of Revised Existing Approved Building Construction of Office building at Mettupalayam Single Local Planning Authority - Coimbatore District Mettupalayam Taluk, Mettupalayam Municipality - Chikkadasampalayam Village - Ward-C, Block-23 T.S.NO.182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192 with a Site Area of 812.00 Sq.m - FSI Area of 1512.78 sq.m.

With reference to the 2th cited letter, the boundary of the site situated Mettupalayam Single Local Planning Authority - Coimbatore District Mettupalayam Taluk, Mettupalayam Municipality - Chikkadasampalayam Village - Ward-C, Block-, T.S.NO.182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192 with a Site Area of 812.00 Sq.m. The Site has been marked as "A to O" and with an approved FSI area of 998.64 sq.m. The building, consisting of Ground + 3 Floors, has already been approved by the Joint Director, Coimbatore District Office, vide Letter Roc. No. SWP/BPA/157134/2024 Dated: 15.06.2024 the site approval and technical Clearance for the Office Building has been issued vide SWP/LP/R(C)No.34/2024 and SWP/BP/DTCPR(C)No. 194 /2024.

Hence, as per Section 49 of Town and Country Planning Act 1971, the Technical Clearance is issued for the above proposal and numbered as **SWP/BP/DTCPR(C) No.45 /2026**.

The area statement for the Office building is as below

Area of Site -812.0.00 sq.m

Revised Commercial Building (Office)

S.No	Description	FSI Area (Sq.M)	NON-FSI Area (Sq.M)	Total Built Up Area (Sq.M)
1	Stilt Floor	24.00	478.66	502.66
2	First Floor	496.26	6.40	502.66
3	Second Floor	496.26	6.40	502.66
4	Third Floor	496.26	6.40	502.66
	Terrece Flor	-	71.73	71.73
GRAND TOTAL		1512.78	478.66	2082.37

Revised FSI area = 1512.78 sq.m.

FSI = 188

Building Height - 13.90m

Special Conditions

1. It is the responsibility of the builders to ensure the safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the Fire NOC cited in the reference 17th issued by Director of Fire & Rescue service, Chennai, is to be followed scrupulously
3. As per G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025, 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. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously

6. Technical Clearance 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. Technical Clearance 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.
7. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical Concurrence and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicants 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.
9. 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.
10. "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 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.
11. 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 Technical Clearance approved building at the time of Plinth

Level itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.

12. 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. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- d) Workmanship, soundness of structure and materials used
- e) Quality of building services and amenities the construction of building
- f) other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

- 1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
- 2. After the Technical Clearance issued by Coimbatore District of Town and Country Planning office
 - 1. If the details given by the applicant is found to be false(or)
 - 2. If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.
- 4. 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.
- 6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
- 7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
- 8. 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.
- 9. 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.
- 10. Mosquito netting to be provided at OHT and well.

11. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials to be used Mandatory.
13. 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.
14. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
16. 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.
17. 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.
18. Government Registered Electrical Contractor must be employed for wiring works during construction.

Joint Director(FAC)

District Town and Country planning Office,
Coimbatore District

Encl. Building Plan

To;

The Commissioner,
Mettupalayam Municipality,
Coimbatore.

Copy to:

K Kuppusamy And K Rameshkumar,
128, Thulaisimman Steet
Bungalow medu Mettupalayam Taluk
Mettupalayam-641301

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.

