

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: Mr.G.PURUSHOTHAMAN, B.E., M.PLAN.,

Application NumberNo : SWP/BPA/784943/2026

Sir/Madam,
Subject :

NHRB –Proposed Residential cum Commercial Shop Building –
Office of the District Town and Country Planning - Coimbatore
District – Pollachi Taluk – Sandegoundampalayam Panchayat/
Village – Regularised Layout No. 519/2018 – SF No. 96/1B2, 1B3,
1B3, 1B4 & 96/1B5 (Plot Nos.12,13,14 & 15) - Site Area: 1050.00
Sq.m. - The application received for the Proposed Residential cum
Commercial Shop Building- FSI Area: 817.74 Sq.m. in Ground
Floor + First Floor –Technical Clearanceissued - Forwarded for
further action - Reg.

Reference :

1. Applicant Mr.P.Rangaraj, Coimbatore Online application No. SWP/BPA/784943/2026, Dated: 20.02.2026.
2. G.O (MS) No :86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O (MS) No : 85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O (MS) No : Housing and Urban Development Department, Dated: 05.01.2021
5. G.O (MS) No :18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
6. G.O (MS) No : 16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
7. G.O (MS) No : 54 Housing and Urban Development Department, Dated: 12.03.2020
8. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
9. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
10. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
11. Circular from the Director of Town and Country Planning, Chennai, Roc No.19093/2022/TCP5, Dated:20.04.2023.
12. Circular from the Director of Town and Country Planning, Chennai, Roc. No.4367/2019/BA2, dated: 05.02.2020.

13. G.O (MS) No : 225, Housing and Urban Development Department, Dated: 26.11.2024.
14. Demand Payment Request Letter, Dated: 18.04.2026
15. Applicant Mr.P.Rangaraj, Coimbatore, Demand remittance letter dated. 10.06.2026.
16. District Officer, Fire and rescue department NOC, Coimbatore Roc No. PP NOC No: 8547/NOC/NMSB/2026, Serial No.653/2026, Token ID: 372666, Date.12.03.2026.

Fees Details

Fees Details	Amount & Date		Receipt No
Scrutiny Fees	Rs.3,929.00/-	20.02.2026	20260220784943
OSR Charges	---	---	---
Centage Charge for Building	Rs.3,000/-	10.06.2026	20260610075876
Centage for Land	Rs.1,200/-		
Infrastructure and Amenities Charges	Rs.2,36,550.00/-		
Development Charge for Building	Rs.8,700.00/-	10.06.2026	20260610784943
Development Charge for Land	Rs.2,520.00/-		
Security Deposit	Rs.1,18,275.00/-		
Display Board Charges	Rs.1,500.00/-		
CC Charges	Rs.9364.00/-		
Shelter Charges	---	---	---

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Proposed Construction of Residential cum Commercial Shop Building in Office of the District Town and Country Planning, Coimbatore District, Pollachi Taluk, Sandegoundampalayam Panchayat/ Village, Regularised Layout No. 519/2018 – SF No. 96/1B2, 1B3, 1B3, 1B4 & 96/1B5 (Plot Nos.12,13,14 & 15) - Site Area: 1050.00 Sq.m- The application received for the Proposed Construction of Residential cum Commercial Shop Building - FSI Area: 817.74 Sq.m. in Ground Floor + First Floors - The site has been marked as **“A to G”** Site Approval **SWP/LP/R(C)No: 114/2026** and **SWP/BP/DTCPR(C)No: 54/2026** and duration valid for 8 years from the date of e-sign.

Building Permission has been issued with the following common and special conditions

Area of Site –1050.00 Sq.m (As per Document) Height of Building–6.95 m

Building Area details :

Floor Details	FSI (Sqm)	Non FSI Area (Sqm)	Total Built up Area (Sqm)	Usage
Ground Floor	408.87	---	408.87	Commercial shops
First Floor	408.87	---	408.87	Residential (04 Dwellings)
Terrace Floor	---	32.66	32.66	
Total Area	817.74	32.66	850.44	

Total FSI Area – **817.74 Sq.m**

FSI Value - FSI Area/ Site Area

- 817.74/1050.00= 0.78 < 2.00

Special Conditions:

1.	It is the responsibility of the builders to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
2.	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.
3.	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
4.	Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously
5.	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.
6.	“The Tamil Nadu Government in G.O.Ms. No112, Housing and Urban Development Department dated: 22.06.2017havtheTamilNadu 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”.
7.	According to the CircularNo.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' sent it 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.
8.	Also, if anyone else disputer i divide al 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.

9.	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
10.	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 or the site or premises or activity under various there 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.

13.	As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the 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-AS 22709)
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Encl: Building Plan Map

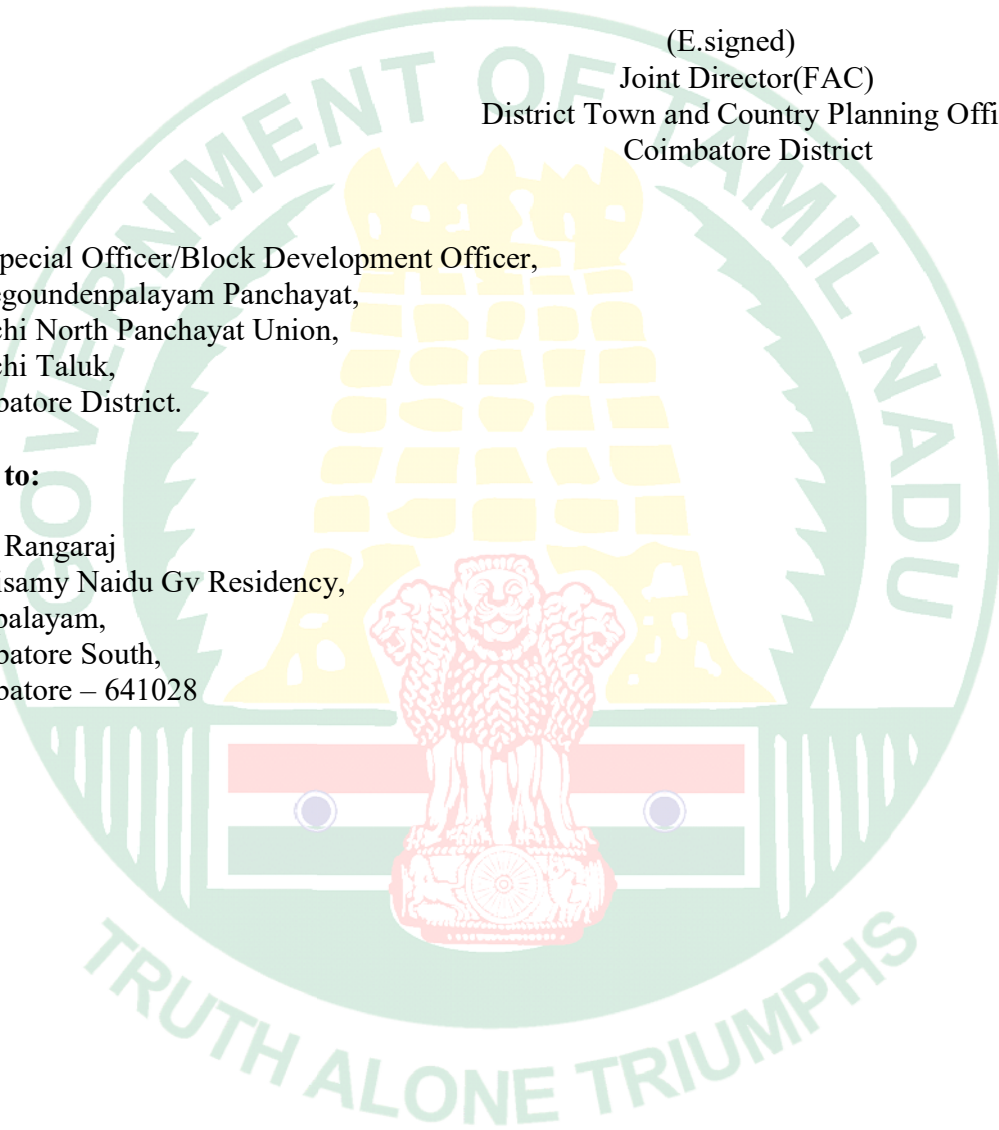
(E.signed)
Joint Director(FAC)
District Town and Country Planning Office,
Coimbatore District

To

The Special Officer/Block Development Officer,
Sandegoundenpalayam Panchayat,
Pollachi North Panchayat Union,
Pollachi Taluk,
Coimbatore District.

Copy to:

Mr. P Rangaraj
Palanisamy Naidu Gv Residency,
Souripalayam,
Coimbatore South,
Coimbatore – 641028



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

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

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

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.

