

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 Application No: SWP/BPA/798899/2026



Commercial Building(Restaurant, Hotel & Banquet Hall) - District Town and Country planning – Coimbatore District –Pollachi Taluk- Sangampalayam Panchayat & Village - S.F.No: 1/1A2 & 1/3 - The site extent of 6100.00 Sq.m - Approval of **Commercial Building(Restaurant, Hotel & Banquet Hall)** of FSI Area 3656.18 Sq.m - Technical clearance Issued – Reg

- Reference
1. Applicant Mr. Nataraj K and Jayaraj K online application No: **SWP/BPA/798899/2026** Dated: 06.03.2026.
 2. GO (M.s). No.79, Housing and Urban Development Department, Dated 04.05.2017
 3. Joint Director, Agricultural Department, Roc No: E1/2492/2026, Dated: 18.03.2026.
 4. District Officer, Fire and Rescue Department, Coimbatore Vide Letter PP NOC No. 8663/NOC/NMSB/2026 Dated.16.03.2026.
 5. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and14.08.2021
 6. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.7963/2022/K2, dated 23.04.2022.
 7. Circular from the Director of Town and Country Planning Vide letter Roc No. 9611/203-TCP5, Dated:25.04.2023.
 8. Circular from the Director of Town and Country Planning vide letter RocNo.7963/2022/K2, Dated:11.4.2023
 9. Circular from the Director of Town and Country Planning Vide letter RocNo.4173/2022TCP5, Dated:12.04.2023
 10. G.O(M.s)No.138,Housing and Urban Development Department Dated:04.06.2004.
 11. G.O(M.s)No.86,Housing and Urban Development Department, Dated:28.03.2012.
 12. G.O (M.s)No.85,Housing and Urban Development Department, Dated:16.05.2017
 13. G. O (Ms) No .01, Housing and Urban Development Department, Dated:05.01.2021.
 14. G. O (Ms) No.53, Housing and Urban Development Department, Dated:16.04.2018.
 15. G. O (M.s) No18, Municipal Administration and Water Supply Department, Dated:04.02.2019
 16. G.O(M. s) No16 , Municipal Administration and Water Supply Department Dated:31.01.2020.

17. G. O (M. s). No18, Housing and Urban Development Department, Dated:04.02.2019
18. G. O(Ms). No 54, Housing and Urban Development Department, Dated:12.03.2020.
19. Circular from the Director of Town and Country Planning vide letter Roc No.7486/2009/PA2, Dated:16-04-2009.
20. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27-06-2012.
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/PA1, Dated:22-09-2017
22. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated:14-12-2017.
23. Demand payment Request Letter, Dated: 01.04.2026
24. Applicant Mr. Nataraj K and Jayaraj K, OSR & demand remittance letter date:31.03.2026 & 02.04.2026 and scrutiny fees Rs.500/- paid by challan on 09.04.2026.

The applicant remitted the required fees given below for the proposed Construction of the **Commercial Building(Restaurant, Hotel & Banquet Hall)**

Description	Payment in Rupees	Paid Date
Scrutiny fees	Rs.16,633/-	06.03.2026
Centage Charges for Building	Rs. 9000.00 /-	Paid on 02.04.2026
Centage Charges for Land	Rs.600.00/-	
Display Board Charges	Rs.1500.00/-	
Infra structure and Amenities Charges	Rs. 10,45,950.00 /-	
Development Charges for Building	Rs. 39,700.00 /-	
Development Charges for Land	Rs. 14,722.00.00/-	
CC Charges	Rs. 42,730.00/-	
Security Deposit Charges	Rs. 5,22,975.00/-	
Premium FSI	NA	
Shelter Charges	Rs.19,618.00/-	Paid on 31.03.2026
OSR	Rs. 14,88,400.00.00/-	

Order:-

With reference to the 1st Cited letter, applicant has requested for **Commercial Building(Restaurant, Hotel & Banquet Hall)** of FSI Area 3656.18 Sq.m. in Coimbatore District, Pollachi Taluk, Sangampalayam Panchayat & Village, S.F.No: 1/1A2 & 1/3. The site extent of 6100.00 Sq.m . The Site has been marked as “A to G ” and the site approval and Technical concurrence for the **Commercial Building(Restaurant, Hotel & Banquet Hall)** has been accorded vide **SWP/LP/R(C)No:65/2026** and **SWP/BP/DTCP(R)No:34/2026**. Technical Approval has been issued with the following common and Special Conditions

Site Extent :

Site Area = 6100.00 Sq.m

Building Area Details :-

Block Details	Floor Details	FSI (Sqm)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
Block-1	Ground Floor	808.08	135.02	943.10
	First Floor	556.17		556.17
	Second Floor	644.96	-	644.96
	Third Floor	644.96	-	644.96
	Head Room	-	74.06	74.06
Block-2	Ground Floor	995.76	-	995.76
Block-3	Ground Floor	-	61.12	61.12
Block -4	Security Room	6.25	-	6.25
Total Area of the Building		3656.18	299.44	3955.62

Total FSI Area – 3656.18 Sq.m

Floor Space Index (FSI) – 0.596 < 2.00

Special Conditions:

1.	The Applicant paid the OSR Amount Equivalent to the OSR area 404.70 Sqm, 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: 22.06.2017havtheTamilNadu 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”.
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' 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.
9.	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.
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 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 47A of Sub Section (1) of Section 54 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 the1/3 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)

Encl: Building Plan Map

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

To

The Special officer/ The Block development officer,
Sangampalayam Village and Panchayat,
Pollachi Taluk,
Coimbatore.

Copy To

Mr. Nataraj K and Jayaraj K,
No 6, Sri Rajarajeshwari Nagar-1,
T.Kottampattai, Pollachi,
Coimbatore-642002

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.

[/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
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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

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.

