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REFERENCE
SWP/BPA/800597/2026

ISSUED
11 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 17/1

Coimbatore North taluk

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.

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate

+91 9996 12 9996

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EEDINGS OF THE MEMBER SECRETARY(I/C)/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
DIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Mr S.S. BHARATH, M.E.,
DEPUTY DIRECTOR/JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission

Online Application Number - **SWP/BPA/800597/2026, Date:11.11.2026**

Sir,

Subject: Commercial Building (Private office) - District Town and Country Planning Office - Coimbatore Local Planning Authority - Coimbatore District – Coimbatore North Taluk – Coimbatore City Municipal Corporation – Ward 21(U) (Ganapathy and Krishnarayapuram) – Block 4 – TS No.17/1 Extent of site 708.00 Sqm – Proposed Construction of Stilt floor + Four floors of Private Office Building with an FSI Area 1503.01 Sqm - Planning Permission Issued - forwarded for further action - Reg.

Reference:
1. Applicant Mr Balamurugan K, Online application No. **SWP/BPA/800597/2026**, Dated: 09.03.2026.
2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020.
7. G.O.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 Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
12. District Officer, Fire and Rescue Services, Coimbatore District, PP NOC No: PP NOC No: 8991/NOC/NMSB/2026, Serial No. 995/2026, Dt.30.03.2026.

13. OSR charges, Centage charges and I&A charges Demand payment Request online, Dated: 19.09.2026 and 22.09.2026.
14. Demand payment paid by the applicant on 19.09.2026, 03.10.2026 and 15.10.2026 and 24.10.2026.

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Proposed Commercial Building Private Office with Stilt floor + 4 floor in Coimbatore District, Coimbatore North taluk, Coimbatore City Municipal Corporation, Ward 21(U) (Ganapathy and Krishnarayapuram), Block 4, TS No.17/1 at an extent of site 708.00 Sqm with a FSI area of 1503.01 Sqm. Applicant request has been accepted and this site has been marked as **"A to D"** and Numbered as **L.P./CLPA No.640/2026**, Site approval issued. The Proposed Construction of Commercial Building of FSI Area 1503.01 Sq.m with **Building Planning Permission No.804/2026**. Planning Permission Period from **11.11.2026 to 10.11.2034**. Planning Permission has been issued with the following general and special conditions.

Area of Site - 708.00 Sqm

Building Area details

Floor Name	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Stilt floor	28.81	339.74	368.55
First floor	368.55	--	368.55
Second floor	368.55	--	368.55
Third floor	368.55	--	368.55
Fourth floor	368.55	--	368.55
Head room	--	40.95	40.95
Total Area	**1503.01**	**380.69**	**1883.70**

FSI = 2.12
Building Height = 18.20 m

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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 entitlement 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. Also, if anyone else dispute arises individual 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.
6. 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.
7. According to G.O No 18 Municipal Administration and Water supply Department, dated: 04.02.2019 Construction of continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
8. Building shall be used only for the approved use. If anything found another use occupied in the building, necessary enforcement action will be taken as per section 56&57 of TNTCP Act,1971.
9. Existing building in the site has to be demolished before issuing of the local body final approval.

General Conditions

1. Solar water heating system to be provided to the proposed commercial building. Solar photo voltaic panels to be erected at the 1/3portion of total terrace area.
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 municipality engineer details at the place of construction.
11. If the applicant fails to construct the building as per the Planning Permission, the appropriate planning authority will take action under section of 56 and 57 of Tamil Nadu Town and Country Planning Act, 1971.
12. The planning permission or building permit if secured by any person by any misrepresentation or by production of false documents, such planning permission or building Permit will be cancelled as per TNCDBR 2019, rule 13.

13. **The following charges are collected as follows**

Centage Charges for Land	Rs.300, Dt.03.10.2026
Centage charges for Building	Rs.2500, Dt.03.10.2026
I & A Charges	Rs.428925/-, Dt.03.10.2026
Premium FSI charges	Rs.6,65,000/-, Dt.24.10.2026
Display board charges	Rs.1,500/-, Dt.15.10.2026
Security Deposit	Rs.214463/-, Dt.15.10.2026
CC Charges	Rs.20343/-, Dt.15.10.2026.
Development charges for land	Rs.5680/-, Dt.15.10.2026
Development charges for building	Rs.75600/-, Dt.15.10.2026
Shelter charges	Rs.93485/-, Dt.02.09.2026
OSR charges	Rs.1067258/-, Dt.19.09.2026
Scrutiny fee	Rs.4830/-, Dt.09.03.2026

Member secretary (i/c),
Deputy Director / Joint Director (FAC),
Coimbatore Local Planning Authority,
District Town and Country planning Office,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore North taluk,
Coimbatore District.

Copy to

Mr Balamurugan K,
D No.12, Elite Avenue,
Ganapathy maanagar,
Ganapathy,
Coimbatore - 641006.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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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.