

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.



MEETINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (FAC)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE LOCAL PLANNING AUTHORITY
PRESENT:THIRU. G. PURUSHOTHAMAN, B.E., M.PLAN,
JOINT DIRECTOR (FAC)

Online Application Number - SWP/BPA/801363/2026,

Date:26.05.2026

Sir,

Subject: Revision and Additional construction of Residential Building - District Town and Country Planning Office - Coimbatore Local Planning Authority - Coimbatore District – Coimbatore South Taluk – Coimbatore City Municipal Corporation – Ward AA – Block 4 – TS No.1/4 (Old SF No.336/1pt – Sowripalayam) - extent of site 1303.00 Sqm – Proposed Construction of Basement + Stilt + 5 floors of Residential Building with an FSI Area 3379.22 Sqm - Planning Permission Issued - forwarded for further action - Reg.

Reference:

1. Applicant M/s. SCINTILLATING TOWERS LLP, Online application No. **SWP/BPA/801363/2026**, Dated: 13.03.2026.
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. Centage charges and I&A charges Demand payment Request online, Dated:21.05.2026.

13. Demand payment paid by the applicant on 25.05.2026.

14. Assistant Director/Member secretary (i/c), Coimbatore Local Planning Area, Roc No. SWP/BPA/600661/2025, Dt.25.09.2025. (L.P/CLPA No.557/2026, Planning Permission No.656/2025).

ORDER

With reference to the 1st Cited letter, applicant has requested for the revision approval for 14th cited Planning permission with additional building approval of Proposed Residential Building with Basement + Stilt + 5 floors in Coimbatore District, Coimbatore South taluk, Coimbatore City Municipal Corporation, Ward AA, Block 4, TS No.1/4 (Old SF No.336/1pt, Sowripalayam) at an extent of site 1303.00 Sqm with a FSI area of 3379.22 Sqm. Applicant request has been accepted. The Revision and Additional Construction of Basement + Stilt + 5 floors Residential Building of FSI Area 3379.22.00 Sq.m with **Building Planning Permission No.423/2026**. Planning Permission Period from **26.05.2026 to 25.05.2034**.

Site has been earmarked as “A to E” and Number as **L.P/CLPA No.557/2025** vide Assistant Director/Member secretary (i/c), Coimbatore Local Planning Area, Roc No. SWP/BPA/600661/2025, Dt.25.09.2025. Planning Permission has been issued with the following general and special conditions.

Area of Site - 1303.00 Sqm

Building Area details – Residential Building

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Basement floor	--	828.20	828.20
Stilt Floor	40.61	649.57	690.18
First floor	812.74	--	812.74
Second floor	812.74	--	812.74
Third floor	812.74	--	812.74
Fourth floor	812.74	--	812.74
Fifth floor	87.65	290.68	378.33
Terrace floor	--	11.01	11.01
Total Area	3379.22	1779.46	5158.68

FSI = 2.59

Building Height = 18.25 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.
8. 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.

General Conditions

1. Solar water heating system to be provided to the proposed Residential building. Solar photo voltaic panels to be erected at the 1/3 portion 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.600/-, Dt.19.09.2025,
Centage charges for Building	Rs.1700/-, Dt.19.09.2025,
Premium FSI charges	Rs.9074540/-, Dt.19.09.2025, Rs.506670/-, Dt.25.05.2026
I & A Charges	Rs.952470/-, Dt.19.09.2025, Rs.10830/-, Dt.25.05.2026
Security Deposit	Rs.476235/-, Dt.19.09.2025, Rs.5415/-, Dt.25.05.2026
Display board charges	Rs.1,500/-, Dt.19.09.2025,
CC Charges	Rs.46873/-, Dt.19.09.2025, Rs.8772/-, Dt.25.05.2026
Development charges for land	Rs.5220/-, Dt.19.09.2025,
Development charges for building	Rs.87100/-, Dt.19.09.2025, Rs.10252/-, Dt.25.05.2026
Shelter charges	Rs.93148/-, Dt.19.09.2025, Rs.10349/-, Dt.25.05.2026
OSR charges	Rs.3226228/-, Dt.05.09.2025,
Scrutiny fee	Rs.7118/-, Dt.13.03.2026

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

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore District.

Copy to

1. M/s. Scintillating Towers LLP,
Mr C Ganesh (Authrised signatory),
No.54, Mettupalayam road,
G N Mills post,
Coimbatore - 641029.
2. The Chair Person,
TNRERA Building,
No.133, G-Block, I Avenue, Anna nagar(East),
Chennai – 600102.

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.

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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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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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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

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

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RERA register



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The LandLens
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Every claim in this document traces back to a government record.

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