

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 MEMBER SECRETARY/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Mrs V.B. PAVITHRA, B.Arch.,M.U.R.P.,



JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission

ation No: SWP/BPA/812678/2026

Date:10.08.2026

Subject: **Commercial Building (Business office / Professional consulting office)** - District Town and Country planning office, Coimbatore - Coimbatore Local Planning Authority - Coimbatore District - Coimbatore City Municipal Corporation- Coimbatore North Taluk – Thudiyalur village – S.F.No:9/2B4 with a total site extent of 2832.80 Sq.m.(As per Document) Proposed construction of Commercial building (Business office / Professional consulting office) for a FSI area 7823.38 sq.m. – Technical Concurrence issued from the Director, DTCP, Chennai - Planning Permission Issued- forwarded for further action - Reg.

- Reference:**
1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/812678/2026, Dt.22.07.2026
 2. Thiru.R.LAKSHMI NARAYANA MOORTHY, Tmt.L SUNDARI Thiru.L.SURYA NARAYANA MOORTHY, Thiru.L.YOGA NARASIMHA,Online Application Reference No. SWP/BPA/812678/2026, Received Dated: 25.03.2026, 22.05.2026, 03.07.2026 & 10.07.2026.
 3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/ 812678 /2026, Dated: 27.03.2026.
 4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. Director of Town and country planning office Circular Roc. no.4367/2019/BA2, Dated:05.02.2020.
15. District Fire Officer, Coimbatore District, PP NOC No:9198/NOC/NMSB/2026, Serial No: 990/2026, Dated: 13.04.2026. (Token ID: 381876, Dated: 25.03.2026)
16. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025
17. Demand payment Request Letter, Dated:30.07.2026.
18. Demand paid by the applicant on , Dated :03.08.2026 and 04.08.2026

ORDER

With reference to the letter in the 2nd Cited letter, the applicant the applicant Thiru.R.LAKSHMI NARAYANA MOORTHY, Tmt.L SUNDARI Thiru.L.SURYA NARAYANA MOORTHY, Thiru.L.YOGA NARASIMHA MOORTHY has requested for the approval of commercial in Coimbatore District / LPA / Corporation, Coimbatore North Taluk, Thudiyalur Village, Coimbatore North zone, S.F.Nos: 9/2B4 for an extent of site area 2832.80 sq.m Proposed construction of Commercial building (Business office / Professional consulting office) for a FSI area 7823.38 sq.m.

The Assitant director / Joint Director (FAC) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Joint Director (FAC) recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to E”.

The Technical Clearance was issued by Director of town and country planning for building and drawing, numbered as **B.P/DTCP: 497/2026** in reference no. 01.

The planning permission has been issued Under section 49 of Town and country Act, 1971 with below conditions for the above proposal and numbered as **Planning Permission No: 602 /2026**. The Planning Permission Period for **8 Years** from the date of e-sign, is accorded with the following.

The area statement for the Proposed Business office / Professional consulting office building is as below.

Area of site – 2832.80 sq.m (As per Document)

Building details: Business office / Professional consulting office building Area statement in sqm

Floor Name	FSI area (in sq.m.)	Non-FSI area in sq.m.	Total Built up area in sq.m.
Basement floor	-	1783.51	1783.51
Lower ground floor	997.61	783.89	1781.50
Upper ground floor	1571.94	-	1571.94
First floor	1900.50	-	1900.50
Second floor	1917.38	-	1917.38
Third floor	1435.95	-	1435.95
Head room	-	42.05	42.05
Total	7823.38	2609.45	10432.83

FSI Area - 7823.38 sqm

FSI - 2.762 (Premium FSI - 0.762)

The Planning Permission issued with the following Special and General Conditions: -

Special Condition

1. Conditions stipulated in the Fire NOC cited in the reference 15th issued by District Fire officer, Coimbatore, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously.
2. As per GO cited in the reference 16th, 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”.
3. As per the rule 35(b) explanation (2) (20)(d) During the construction of the basement floor, it shall be the sole responsibility of the Building Permit holder to ensure that the building or structure in the adjoining sites area not weakened or damaged.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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.
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 clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant's 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.

General Conditions

1. Solar water heating system to be provided to the commercial building. Solar photo voltaic panels to be erected at the 1/3rd 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 professional's details including quality auditor 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 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

Sl.No	Description	Amount	Date	E-Challan Nos
1.	Scrutiny fees	Rs. 25,302.00 /-	25.03.2026	---
2.	Display Board Charges	Rs.1,500.00/-	04.08.2026	---
3.	CC Charges	Rs. 1,12,366.00 /-		
4.	Security Deposit Charges	Rs. 11,15,775.00 /-		
5.	Development Charge for Building	Rs. 4,17,600.00/-		
6.	Development Charge for Land	Rs. 22,800.00/-		
7.	Centage Charge for Land	Rs.300.00/-	03.08.2026	20260803028834
8.	Centage Charge for Building	Rs.10,500.00/-		
9.	Infrastructure and Amenities Charges	Rs. 22,31,550.00/-		
10.	Premium FSI Charges	Rs. 17,71,460.00/-		
11.	Open space reservation charges	Rs. 4,67,696.00/-	27.07.2026	20260727052490
12.	Shelter Charges	Rs. 95,113.00/-	04.08.2026	20260804123077

(e-signed)

Member Secretary /Joint Director (FAC),
Coimbatore Local Planning Authority,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation (North zone),
Coimbatore District.

Copy to

1. Thiru.R.LAKSHMI NARAYANA MOORTHY, Tmt.L SUNDARI,
Thiru.L.SURYA NARAYANA MOORTHY, Thiru.L.YOGA NARASIMHA MOORTHY.
No:49Ruckammal Colony ,Near Kannan Department Store,
Thudiyalur,Coimbatore -64103.

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.

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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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Property Tracker

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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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
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The LandLens
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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

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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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.

