

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.,
ASSISTANT DIRECTOR/JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission**

Online Application Number - SWP/BPA/816857/2026, Date:20.07.2026

Sir,

Subject: Commercial Building (Private Office) - District Town and Country Planning Office - Coimbatore Local Planning Authority - Coimbatore District – Coimbatore South Taluk – Coimbatore City Municipal Corporation – Ward AA (2) Sowripalayam – Block 1 – TS No.7/4 - extent of site 1068.10 Sqm – Proposed Construction of Basement floor + Ground floor + Three floors of Commercial Building with an FSI Area 1960.68 Sqm - Planning Permission Issued - forwarded for further action - Reg.

Reference:

1. Applicant Mr T.VIJAYA MOHAN, Online application No. **SWP/BPA/816857/2026**, Dated: 30.03.2026.
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: 9261/NOC/NMSB/2026, Serial No. 1058/2026, Dt.13.04.2026.
13. Centage charges and I&A charges Demand payment Request online, Dated: 13.07.2026.

14. Demand payment paid by the applicant on 11.07.2026 and 15.07.2026.

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Proposed Commercial Building (Private Office) with Basement floor + Ground floor + Three floors in Coimbatore District, Coimbatore South Taluk, Ward AA (27) Sowripalayam, Block 1, TS No.7/4 at an extent of site 1068.10 Sqm with a FSI area of 1960.68 Sqm. Applicant request has been accepted and this site has been marked as “A to F” and Numbered as **L.P./CLPA No.444/2026**, Site approval issued. The Proposed Construction of Ground floor of Commercial Building of FSI Area 1320.24 Sq.m with **Building Planning Permission No.563/2026**. Planning Permission Period from **20.07.2026 to 19.07.2034**. Planning Permission has been issued with the following general and special conditions.

Area of Site - 1068.10 Sqm

Building Area details – Private office

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Basement floor	--	603.38	603.38
Ground floor	483.63	--	483.63
First floor	603.38	--	603.38
Second floor	603.38	--	603.38
Third floor	270.29	--	270.29
Terrace flooe	--	46.95	46.95
Total Area	1960.68	650.33	2611.01

FSI = 1.835

Building Height = 14.47 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.

General Conditions

1. Solar water heating system to be provided to the proposed commercial building. Solar photo voltaic panels to be erected at the 1/3 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 TNCD BR 2019, rule 13.

13. The following charges are collected as follows

Centage Charges for Land	Rs.300, Dt.15.07.2026
Centage charges for Building	Rs.4000, Dt.15.07.2026
I & A Charges	Rs.559170/-, Dt.15.07.2026
Display board charges	Rs.1,500/-, Dt.15.07.2026
Security Deposit	Rs.279585/-, Dt.15.07.2026
CC Charges	Rs.28146/-, Dt.15.07.2026.
Development charges for land	Rs.8560/-, Dt.15.07.2026
Development charges for building	Rs.104600/-, Dt.15.07.2026
OSR charges	Rs.4715133/-, Dt.11.07.2026
Scrutiny fee	Rs.6911/-, Dt.30.03.2026

Member secretary (i/c)
Assistant Director / 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

Mr T VIjay mohan,
S/o S Tiruvenkatesalu,
D No.702, Avinashi road,
Race course, Coimbatore South,
Coimbatore - 641018.



TRUTH ALONE TRIUMPHS

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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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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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What you are allowed to build here: floor space, height, coverage and setbacks.

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What it is worth and what it costs to register.

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Guideline value by survey

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What the plan says can happen on this land.

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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.

