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REFERENCE
SWP/BPA/868974/2026

ISSUED
28 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 45/1B2

Mylampatti, Sulur 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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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)

COIMBATORE LOCAL PLANNING AUTHORITY

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Mr.S.S.BARATH, M.E.,

Online Building Plan Application - Planning permission
Application Number - SWP/BPA/868974/2026

NHRB - Residential Building (Apartment building) – District Town and Country Planning – Coimbatore District - Coimbatore Local Planning Area – Sulur Taluk – Mylampatti Panchayat / Village – S.F.No: 45/1B2 for an extent of site area 1705.00 sq.m - Proposed construction of Residential Apartment building for a FSI area 4323.25 sq.m. – Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action – Reg

Reference:

1. **Applicant Tmt.M.Shreekala,** Online Application Reference No. SWP/BPA/868974/2026, Received Dated: 09.06.2026 & 07.10.2026.
2. Director of Town and country Planning, Chennai Online Application No. SWP/BPA/868974/2026, Dated:15.10.2026 (Technical concurrence issued vide No. **B.P/DTCP No: 706/2026**)
3. Member Secretary/Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/868974/2026, Dated: 12.06.2026
4. G.O (Ms) No : 86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O (Ms) No : 85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O (Ms) No : 01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O (Ms) No : 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O (Ms) No : 16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O (Ms) 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. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
14. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), Dated 08.10.2025
15. G.O.(Ms) No.171, Housing and Urban Development Department,

(UD4(1)), Dated:30.10.2025.

16. G.O.(Ms)No.54, Housing and Urban Development Department, (UD4(3)), Dated : 12.03.2020.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 14063/2020/Splcell, Dated: 13.10.2020.
18. Demand payment Request Letter, Dated: 21.10.2026.
19. **Applicant Tmt.M.Shreekala,** Coimbatore demand remittance letter dated: 26.10.2026.
20. Airport Authority Of India, NOC ID: COIM/SOUTH/B/073026 /2912765, Dated: 28-09-2026.(Valid Up to: 27-09-2034 & Height = 27.0m)

Fees Details

Scrutiny Fees	Rs. 13,168.00 /-	Date.09.06.2026.
OSR fees	Rs. 4,14,315.00/-	E Challan no. 20261021046343, Date.21.10.2026.
Centage Charge for Building Centage for Land Infrastructure and Amenities Charges Premium FSI charges	Rs. 4,000.00/- Rs. 600.00/- Rs. 12,39,750.00/- Rs. 11,17,800.00/-	E Challan no. 20261023037005, Date.23.10.2026.
Development Charge for Building Development Charge for Land Security Deposit Display Board Charges CC Charges	Rs. 26,750.00/- Rs. 3,440.00 /- Rs. 6,19,875.00 /- Rs. 1,500.00/- Rs. 57,583.00 /-	Online receipt no. 20261026868974, Date.26.10.2026.
Shelter fund	Rs.36,086.00/-	E Challan no. 20261023037353, Date.23.10.2026.

ORDER

With reference to the 1st cited letter, the applicant **Tmt.M.Shreekala,** has requested for the approval of **Residential Apartment Building** at Coimbatore District, Coimbatore Local Planning Area, Sulur Taluk – Mylampatti Panchayat / Village – S.F.No: 45/1B2 for an extent of site area 1705.00 sq.m - Proposed construction of Residential Apartment building for a FSI area 4323.25 sq.m with Proposed construction of 23 Residential Dwelling units.

The Member Secretary / Joint Director (FAC) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Member Secretary/Joint Director (FAC) recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to F"**

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 706/2026.** This Office **Planning Permission No : 771/2026** and valid for a duration of 8Years from the date of e-sign.

The area statement for the Residential Apartment building is as below.

Area of site – 1705.00 sqm

Building details: Residential building

FLOOR DETAILS	F.S.I Area (sqm)	NON F.S.I Area (sqm)	Total Area (sqm)	Usage
Stilt Floor	193.93	930.96	1124.89	-
First Floor	1032.33	-	1032.33	05 Dwelling
Second Floor	1032.33	-	1032.33	06 Dwelling
Third Floor	1032.33	-	1032.33	06 Dwelling
Fourth Floor	1032.33	-	1032.33	06 Dwelling
Head Room	-	50.23	50.23	
TOTAL	**4323.25**	**981.19**	**5304.44**	**23 Dwellings**

FSI Area - 4323.25 Sqm

FSI Achieved - 2.535 < 2.60 (0.535 Premium FSI)

Total Number of Dwellings - 23 Nos.

Planning Permission has been issued with the following common and special conditions.

Special Conditions

1. As per 13th cited DTCP circular Roc. No.4367/2019/BA2, dated: 05.02.2020 OSR charges is collected from applicant thought online portal.
2. Conditions stipulated in the Airport Authority NOC cited in the reference 17th issued by Airport Authority of India is to be followed scrupulously.
3. Premium FSI charges is collected from applicant thought online portal.
4. 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.
5. As per GO cited in the reference 15th, For residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two-wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two-wheeler parking space earmarked for visitors shall be provided with fast charging points"
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. 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.

8. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
9. Issuance of Planning Permission by competent authority under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, competent authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, competent authority primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

   Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate or competent Court to decide on the ownership or get the matter settled in the Court of Law and competent authority is not the statuary authority to decide on this matter..
10. 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.
11. "The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu 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.
12. According to G.O No 18 Department of Municipal Administration and WaterSupply, Dated-04-02-2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
13. 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.

    a) Title or ownership of the site or building

b) Easement Rights

c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

d) Workmanship, soundness of structure and materials used

e) Quality of building services and amenities the construction of building

f) other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal with in Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority
   1.If the details given by the applicant is found to be false(or)
   2. If the applicant fails to follow the rules and Norms, the Member Secretary Concern can cancel or revise the planning permission issued.
4. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019.
9. 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.
10. Mosquito netting to be provided at OHT and well.
11. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials to be used Mandatory.
13. As per GO 16 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.
14. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.

16. The Applicant / developer and also the architects / 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.

17. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

18. Government Registered Electrical Contractor must be employed for wiring works during construction.

E-signed
Member secretary / Joint Director(FAC)
District Town and Country planning Office,
Coimbatore District

To,:

The Special Officer/Block Development Officer (V.P),
Mylampatti Panchayat,
Sulur Panchayat Union,
Coimbatore District – 641062.

Copy to:

Tmt. Shreekala M,
No.14, Ram Residency,
Co-Operative Colony,
Uppilipalayam, Coimbatore - 641015.
Mobile No : 9976210111
Email. Id : royalcarehospital2014@gmail.com

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

Verified RealEstate™

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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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.