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.

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PROCEEDINGSOF THE JOINT DIRECTOR (FAC)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Mrs.V.B.PAVITHRA, B.Arch., M.U.R.P.,
ASSISTANT DIRECTOR /JOINT DIRECTOR (FAC)
Online Application No: SWP/BPA/884656/2026

Residential Building - District Town and Country planning – Coimbatore District – Pollachi Taluk – Achipatti Panchayat/Village – SF No. 18/2B – site extent of 2832.00 Sq.m. – Approval of **proposed Residential building** of FSI Area 1492.28 Sq.m -Technical clearance Issued – Reg

Reference

1. Applicant's Thiru.V.Makesan online application No: **SWP/BPA/884656/2026** Dated: 29.06.2026.
2. GO (M.s). No.79, Housing and Urban Development Department, Dated 04.05.2017
3. Joint Director, Agricultural Department, Roc No:E1/7064/2026, Dated: 29.07.2026.
4. District Officer, Fire and Rescue Department, Coimbatore Vide Letter PP NOC No: 11236/NOC/NMSB/2026, Serial No. 1733/2026, Dated.21.07.2026.
5. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and14.08.2021
6. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.7963/2022/K2, dated 23.04.2022.
7. Circular from the Director of Town and Country Planning Vide letter Roc No. 9611/203-TCP5, Dated:25.04.2023.
8. Circular from the Director of Town and Country Planning vide letter RocNo.7963/2022/K2, Dated:11.4.2023
9. Circular from the Director of Town and Country Planning Vide letter RocNo.4173/2022TCP5, Dated:12.04.2023
10. G.O(M.s)No.138,Housing and Urban Development Department Dated:04.06.2004.
11. G.O(M.s)No.86,Housing and Urban Development Department, Dated:28.03.2012.
12. G.O(M.s)No.85,Housing and Urban Development Department, Dated:16.05.2017
13. G. O(Ms) No .01,Housing and Urban Development Department, Dated:05.01.2021.
14. G. O(Ms)No.53, Housing and Urban Development Department, Dated:16.04.2018.
15. G. O (M.s) No18, Municipal Administration and Water Supply Department, Dated:04.02.2019
16. G.O(M. s) No16 , Municipal Administration and Water Supply Department Dated:31.01.2020.

17. G. O (M. s). No18, Housing and Urban Development Department, Dated:04.02.2019.
18. G. O(Ms). No 54, Housing and Urban Development Department, Dated:12.03.2020.
19. Circular from the Director of Town and Country Planning vide letter Roc No.7486/2009/PA2, Dated:16-04-2009.
20. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27-06-2012.
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/PA1, Dated:22-09-2017
22. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated:14-12-2017.
23. Demand payment Request Letter, Dated:27.08.2026
24. Applicant Thiru.V.Makesan, demand remittance letter dated 10.09.2026.

The applicant remitted the required fees given below for the proposed Construction of the **Residential Building.**

Description	Payment in Rupees	Paid Date
Scrutiny fees	Rs.7,303.00/-	27.06.2026
Centage Charges for Building	Rs.5,000.00/-	Paid on 10.09.2026
Centage Charges for Land	Rs.300.00/-	
Display Board Charges	Rs.1500.00/-	
Infra structure and Amenities Charges	Rs.4,30,350.00/-	
Development Charges for Building	Rs.7,750.00/-	
Development Charges for Land	Rs.3,399.00/-	
CC Charges	Rs.16,683.00/-	
Security Deposit Charges	Rs.2,15,175.00/-	
Premium FSI	NA	
Shelter Charges	NA	
OSR Charges	Rs.84,759.00/-	11.08.2026

Order:-

With reference to the 1st Cited letter, applicant has requested for **Residential Building** of FSI Area 1492.28 Sq.m in Coimbatore District, Pollachi Taluk, Achipatti Panchayat/Village, SF No. 18/2B, the site extent of 2832.00 Sq.m. The Site has been marked as **"A to E"** and the site approval for the **Residential Building** has been accorded vide **SWP/LP/R(C)No:167/2026** and the Technical concurrence **approved and numbered as SWP/BP/DTCPR(C)No:78/2026**. Technical Approval has been issued with the following common and Special Conditions.

Site Extent :

Site Area = 2832.00 Sq.m

Building Area Details :-

Floor Details	FSI (Sqm)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
Block-I			
Ground Floor	767.13	-	767.13
First Floor	636.30	-	636.30
Head room	-	34.99	34.99
Block-II			
Gym	76.53	-	76.53
Block-III			
Security Cabin	12.32	-	12.32
Total area	**1492.28**	**34.99**	**1527.27**

Total FSI Area – 1492.28 Sq.m
Floor Space Index (FSI) – 0.53 < 2.00

Special Conditions:

1.	The Applicant paid the OSR Amount Equivalent to the OSR area 396.592 Sq.m., lieu through Guide line value.
2.	It is the responsibility of the builders to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
3.	Building technical 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 coveredunder the Building Rules under the Local Bodies Act.
4.	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
5.	Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously
6.	The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated 05.02.201 relating to the installation and use of solar energy systems should be followed.
7.	"The Tamil Nadu Government in G.O.Ms. No112, Housing and Urban Development Departmentdated: 22.06.2017havtheTamilNadu 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".
8.	According to the CircularNo.12544/14/CBdated:04.07.2014statingthat, 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' sent it element to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, giftdeed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant.
9.	Also, if anyone else disputer i divide al 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.
10.	Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage. 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. record as the case may be, shall be responsible for defects in the design. c. Structural Reports, Structural Drawing and Structural aspects. d. The Registered Architect or Register Engineer and Structural Engineer on 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 or the site or premises or activity under various there laws.

Conditions :-

1.	According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 47A of Sub Section (1) of Section54 appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
2.	Solar water heating system to be provided to the proposed building. Solar photovoltaic panels to be erected at the1/3 portion of total terrace area.
3.	Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4.	No additions/alterations to be made without the necessary permission of this office in case any alterations are required proper revised approval should be obtained.
5.	Rainwater harvesting should be provided as per the directions mentioned in Department of Municipal Administration and Water Supply, Dated:04.02.2019
6.	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. Mosquito netting to be provided at OHT and well.
7.	As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided. Fly Ash bricks and Materials to be used Mandatory.

8.	As per GO 16 a display board of size 60cmx120cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
9.	In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
10.	If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
11.	The Applicant/developer and also the architects/Licensed Surveyor sand the structural Engineer associated with the development shall sure that developments shall be structurally sound and adequate safety measures are taken during the process of construction
12.	Enforcement action under section 56&57 of TamilNadu Town and country planning Act 1971 must be taken by Local body if the construction is done with Additional/Deviation to the approved plan before Levy of the applicable Taxes.
13.	As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval. Head of Account: 0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

Encl: Building Plan Map

(E.signed)
Assistant Director/Joint Director(FAC)
District Town and Country Planning Office,
Coimbatore District

To

The Special officer/ The Block development officer,
Achipatti Village and Panchayat,
Pollachi Taluk, Coimbatore District.

Copy To
Thiru.V.Makesan,
s/o Thiru.Venkataraj, D.No.75, Shree Nivas,
Nehru Colony, Mahalingapuram,
Pollachi Taluk, Coimbatore District – 642 002.

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.