

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(i/c)/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**

Application No: SWP/BPA/893981/2026,

Date:20.08.2026

Subject: **Commercial Office Building** - District Town and Country Planning Office, Coimbatore – Coimbatore District - Coimbatore Local Planning Area – Coimbatore North taluk - Coimbatore City Municipal Corporation – Ward W Ganapathy – Block 14 – TS No.11/4B, 11/4C- for an extent of Site area 2023.41 Sqm – Proposed Construction of Stilt + 4 Floors Business Office (Commercial) Building for FSI area 4116.83 sqm – Technical Concurrence issued – Planning permission issuing - Reg.

- Reference:**
1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/893981/2026, Dt.18.08.2026.
 2. MR GANESHMANI RAMAN IYER, Coimbatore, Online Application Reference No. SWP/BPA/893981/2026, Received Dated: 08.07.2026, 08.08.2026 & 14.08.26.
 3. Assistant Director / Member Secretary / Joint Director (FAC) Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/893981/2026, Dated: 16.07.2026.
 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. G.O. No.171, Housing and Urban Development Department, Dated: 30.10.2025.
 11. G.O. No.155, Housing and Urban Development Department, Dated: 08.10.2025.
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 15. Director of Town and Country Planning, Chennai circular Roc. No.14227/2017/Spl.Cell, Dated: 14.12.2017.

16. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020
17. District Fire Officer, Coimbatore District, letter PP NOC. No. 11304/NOC/NMSB/2026, Serial No. 1788/2026, Dated: 24.07.2026.
18. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.
19. G.O. (Ms) No.155, Housing and Urban Development (UD4(1) Department, Dated: 08.10.2025.
20. Demand payment Request Letter, Dated: 19.08.2026.
21. Demand paid by the applicant on 19.08.2026.

ORDER

With reference to the 2nd Cited letter, the applicant MR GANESHMANI RAMAN IYER has requested for proposed construction of Commercial Office Building at Coimbatore District, Coimbatore North taluk, Coimbatore City Municipal Corporation, Ward W Ganapathy, Block 14, TS No.11/4B, 11/4C at an extent of Site area 2023.41 Sqm, Stilt + 4 floors with the FSI area of 4116.83 Sqm.

The applicant request was 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:564/2026**. in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 19.08.2026. Applicant has paid the demand in swp portal on 19.08.2026.

Hence, as per Section 49 of Town and Country Planning Act 1971, the planning permission is issued for the above proposal and numbered as **Planning Permission No:632/2026**. The Planning Permission Period is **20.08.2026 to 19.08.2034**.

The area statement for the proposed construction of Commercial Office Building is as below.

Total Area of the Site – 2023.41 Sqm

Building details: Proposed Commercial Office Building

Building Floor	FSI (Sqm)	Non-FSI (Sqm)		Total Built-up Area (Sqm)
		Parking	Lift + Head room	
Stilt	57.91	846.88	109.94	1014.73
First	1014.73	--	--	1014.73
Second	1014.73	--	--	1014.73
Third	1014.73	--	--	1014.73
Fourth	1014.73	--	--	1014.73
Terrace	--	--	167.85	167.85
Total	4116.83	846.88	277.79	5241.50

Total FSI area : 4116.83 sqm.

FSI : 2.03 >2 (Premium FSI Provided)

The Planning Permission issued with the following Special and General Conditions.

Special Conditions

1. Conditions stipulated in the Fire NOC cited in the reference 17th 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 18th, 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. CCTV surveillance shall be provided in all Public Purpose Area.
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 Commissionerate 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.

8. 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 office building. Solar photo voltaic panels should 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. 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.
4. 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.
5. Mosquito netting to be provided at OHT and well.
6. Fire rescue equipment should be provided as per Rules.
7. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials must be used for construction.
9. 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.
10. 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.
11. 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 after issuing a show cause notice as per TNCDBR 2019, rule 13.
12. The following charges are collected as follows

Centage charges for building	Rs.7500/-, Dt.19.08.2026
Centage charges for land	Rs.300/-, Dt.19.08.2026
I & A Charges	Rs.1174200/-, Dt.19.08.2026
Premium FSI charges	Rs.642018/-, Dt.19.08.2026
Security deposit	Rs.587100/-, Dt.19.08.2026
CC Charges	Rs.56506/-, Dt.19.08.2026
Display board charges	Rs.1500/-, Dt.19.08.2026

Shelter charges	Rs.243063/-, Dt.19.08.2026
Development charges for land	Rs.16240/-, Dt.19.08.2026
Development charges for building	Rs.210000/-, Dt.19.08.2026
OSR Charges	Rs.3664176/-, Dt.19.08.2026
Scrutiny fee	Rs.13444/-, Dt.08.07.2026

(e-signed)

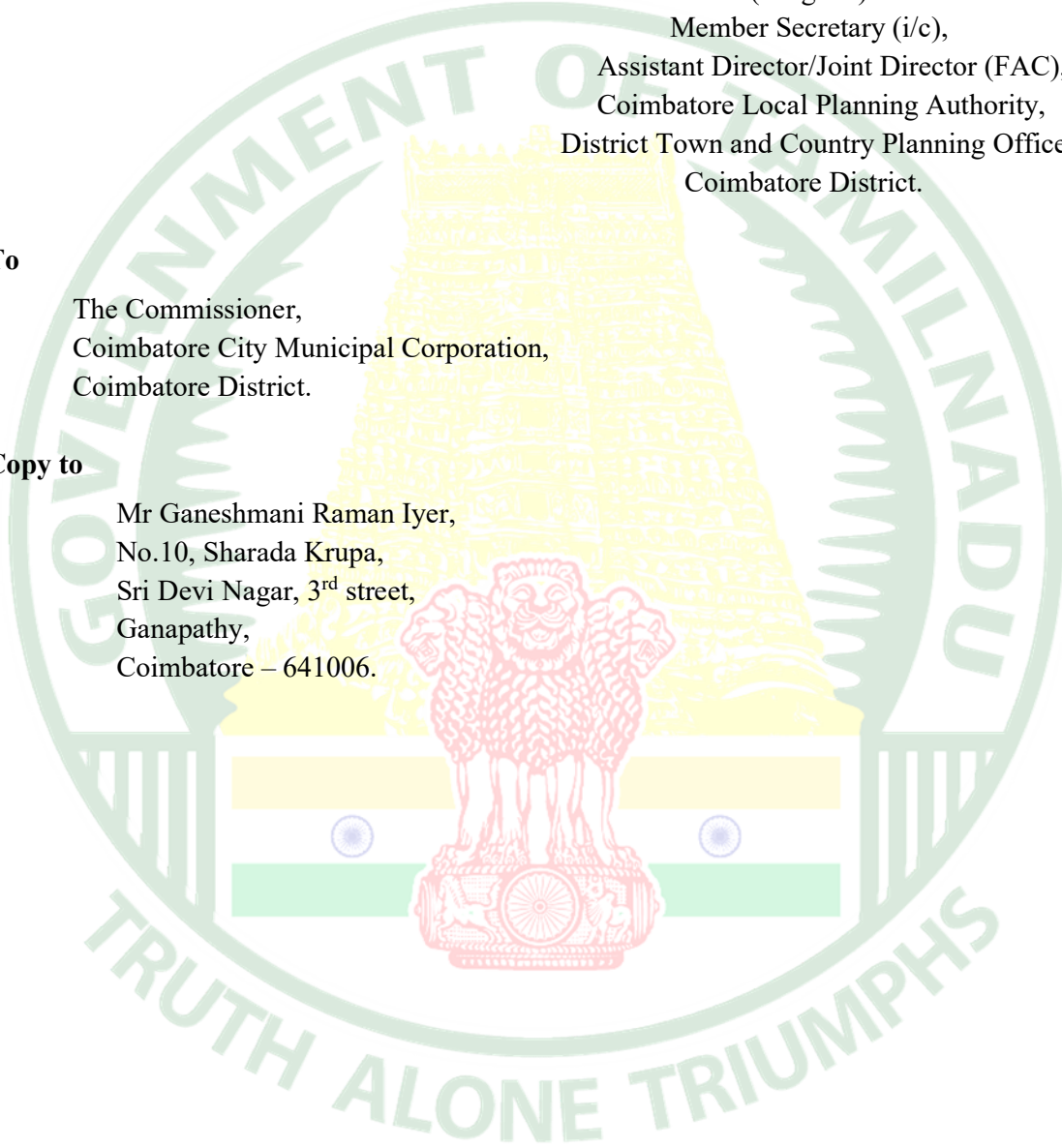
Member Secretary (i/c),
Assistant Director/Joint Director (FAC),
Coimbatore Local Planning Authority,
District Town and Country Planning Office,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore District.

Copy to

Mr Ganeshmani Raman Iyer,
No.10, Sharada Krupa,
Sri Devi Nagar, 3rd street,
Ganapathy,
Coimbatore – 641006.



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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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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Floor space index

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What the plan says can happen on this land.

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CMDA land use check

Coastal regulation zone

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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.

