Verified RealEstate™

REFERENCE
SWP/BPA/925315/2026

ISSUED
18 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 220/1B5B

Karumathampatti, 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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (FAC)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

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

Online Building Plan Application Number - **SWP/BPA/925315/2026**

Sir/Madam,

Subject: Commercial Building (Office Building) - Office of the District Town and Country Planning -Coimbatore Local Planning Authority - Sulur Taluk – Karumathampatti Village/ Municipality – SF Nos.220/1B5B –Extent of 769.00 Sqm - The application received for the Proposed Construction of a Commercial Office Building - FSI Area: 1193.70 sq.m - Planning Permission issued - Forwarded for further action - Reg.

Reference:

1. Applicant Mr.C.Guru Vishnu, Coimbatore, Online application No: SWP/BPA/925315/2026, Dated: 12.08.2026.
2. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012
4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017
5. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.53, Housing and Urban Development Department, Dated: 16.05.2017
7. G.O.16, Department of Municipal Administration and Water Supply,

dated: 31.01.2020

8. G.O.18, Housing and Urban Development Department, Dated: 04.02.2019

9. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020

10. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.

11. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 21075/2009/PA1, Dated: 27.06.2012.

12. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 12201/2017/PA1, Dated: 22.09.2017.

13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.

14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021and 11.04.2023.

15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 47963/2022/K2, Dated: 23.04.2022

16. District Fire Officer, Fire and Rescue Services, Coimbatore District, letter PP NOC NO 12078/NOC/NMSB/2026, dated 01.09.2026.

17. Online Demand Payment Request Letter, Dated: 06.11.2026.

18. Applicants Mr.C.Guru Vishnu, Coimbatore Online Demand Remittance Letter Dated: 06.11.2026 and 09.11.2026 (Submitted on .18.11.2026)

Fees paid details for this approval

Sl.No.	Description	Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	4474.00	12.08.2026	20260812925315
2.	CC Charges	17759.00	09.11.2026	20261109925315
3.	Security Deposit	172425.00		

4.	Display Board Charges	1500.00		
5.	Development Charges for Building	66000.00		
6.	Development Charges for Land	8000.00		
7.	Centage Charge for Building	2500.00	06.11.2026	20261106037395
8.	Centage Charge for Land	900.00		
9.	Infrastructure and Amenities Charge	344850.00		
10.	Premium FSI Charges	Not applicable (FSI<2)		
11.	OSR Fees	837441.00	04.11.2026	20261104053149
12.	Shelter Fees	-	-	FSI < 3000Sqm

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Proposed Commercial Office Building in Coimbatore District, Sulur Taluk – Karumathampatti Village/ Municipality – SF Nos. 220/1B5B – Extent of 769.00 Sqm. This site has been marked as **"A to D"** Site **Approval L.P./CLPA No. 647/2026**. Proposed Construction of a Commercial Office Building - FSI Area: 1193.70 Sqm. with **Building Planning Permission No. 816/2026.** And **Duration** of **8 Years from date of E-sign**.

Area of Site: 769.00 Sqm

Building area details for Commercial Office Building:

Floor Name	F.S.I. Area (Sq.m)	Non FSI Area (Sq.m)	Total Built-up Area (Sq.m)
Semi Basement Floor	-	399.91	399.91
Ground Floor	397.90	2.01	399.91
First Floor	397.90	2.01	399.91
Second Floor	397.90	2.01	399.91
Terrace Floor	-	31.66	31.66
Total	**1193.70**	**437.60**	**1631.30**

Total FSI Area: 1193.70 Sq.m
FSI: 1193.70/769.00 = 1.5523 < 2

Special conditions:

1. This building plan only approved for Office purpose only; shall not to be used for Other purposes.
2. The Open Space Reservation area is Paid by applicant, as per Guide line value above.
3. The conditions stipulated in the NOC cited in the reference 16th issued by Station Officer, Tamil nadu Fire and Rescue Service Department is to be followed scrupulously.
4. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. 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.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, 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.

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.
9. As per G.O.(Ms). No.171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025, 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
10. 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 within 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, If the details given by the applicant is found to be false (or)

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.

5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

8. 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.

9. Mosquito netting to be provided at OHT and well.

10. As per GO No 341 MAWS dated: 03.11.2004, U Trap in the septic tank design to be provided.

11. Fly Ash bricks and Materials to be used Mandatory.

12. 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.

13. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

15. 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.

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

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

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

To:

The Commissioner,
Karumathampatti Village/ Municipality,
Coimbatore District.

Copy to:

Mr.C.Guru Vishnu ,
No 332/1, Naal Road,
Paalmarath Thottam,
Karumathampatti, Sulur,
Coimbatore - 641 659.

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.