PP APPROVAL RECORD

Planning Permission

Survey 34/1 and 1 more

Ganapathy, Coimbatore North 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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PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)

COIMBATORE LOCAL PLANNING AUTHORITY

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Mr.S.S.BARATH, ME..,

MEMBER SECRETARY/DIRECTOR/JOINT DIRECTOR (FAC),

SWP Building Plan Application - Planning Permission

Application No: SWP/BPA/925696/2026

Sir,

Subject: **Commercial Building** - District Town and Country Planning Office - Coimbatore Local Planning Authority - Coimbatore District – Coimbatore North Taluk - - Coimbatore city municipal Corporation - Ganapathy Village T.S. No.34/1,34/2, Block:8- Ward: W- site extent of 3967.00 Sqm - Proposed Construction of Ground floor +1 floors Commercial (Restaurant and Office Building) Building with an FSI Area - 2451.28 Sqm - Planning Permission Issued- forwarded for further action - Reg.

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Reference:

1. Applicants Mr.Jayakumar .Mrs Kalaivani Coimbatore Online Application Reference No. SWP/BPA/925696/2026, Received Dated:14.08.2026
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. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
8. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
9. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
10. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
11. District Officer - Western Region, Coimbatore District, Fire and Rescue Service, PP NOC No: 12103/NOC/NMSB/2026, Serial No: 1986/2026 dated:02.09.2026
12. Assistant Commissioner, North Zone Coimbatore Corporation Demolition Order letter No:5178/2026 H1(N) Dated :10.07.2026

13. Demand payment Request Letter, Dated:15.10.2026.
14. Applicants Mr.Jayakumar .Mrs Kalaivani Coimbatore, demand remittance letter, Dated:16.10.2026.

ORDER

The application received in the reference 1st cited for the Proposed Construction of Ground floor +1 floors Commercial (Restaurant and Office Building) Building with an FSI Area -2451.28 Sqm in T.S.Nos:34/1,34/2,Block-8,Ward-W ,Ganapathy village , Coimbatore city municipal Corporation, Coimbatore North Taluk, Coimbatore District for an extent of Site area of -3967.00 Sqm.

The application was processed as per the rules prevailing, records perused and site inspection was conducted. With reference to the letter 13th cited, Demand was issued to the applicant 15.10.2026. Applicant remitted the required fees and submitted remittance letter to the office on 16.10.2026

Hence, the applicants request has been accepted and the boundary of the site marked as **"A to I".** The earmarked site is approved and numbered as **LP/CLPA No:601/2026.** 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:759/2026**.The Planning Permission Period for **8 Years** from the date of e-sign, is accorded with the following.

Area of Site - 3967.00Sqm (As per TSLR)

Proposed Building Area details: (Restaurant and Office Building)

Building Area Details	**FSI (Sqm)**	**Non-FSI (Sqm)**	**Total Built-up Area (Sqm)**
Ground Floor	1225.64	37.80	1263.44
First Floor(Restaurant)	670.59	-	670.59
First Floor(Office)	555.05	-	555.05
Terrace Floor	-	110.27	110.27
Total	**2451.28**	148.07	**2599.35**

FSI = 0.617

Building Height =10.0m

The Planning Permission issued with the following Special and General Conditions: -

Special Conditions:

1. **Planning Permission is issued only for the purpose of Restaurant and Office building usage. Building shall not be used for IT /ITES usage.**
2. **With reference to the 12th Cited letter Existing Should be demolished by the applicant and it should be ensured by local body before giving final approval**

3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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.
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: 05.02.2016 relating to installation and use of solar energy system should be followed.
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. According to G.O No 18 Municipal Administration and Water supply Department, 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 and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 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.
    d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
    e. Workmanship, soundness of structure and materials used.
    f. quality of building services and amenities the construction of building

g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Condition:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
2. This Permit is furnished by virtue of power delegated by Coimbatore Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
3. 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 under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
4. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority. i).If the details given by the applicant is found to be false (or) ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.
5. 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 Water Supply, 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 Municipal Administration and Water Supply Department, 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 Register 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.
19. 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 TNCDBR 2019, rule 13.

Fees paid Details:

Sl.No	Fees type	Amount (Rs.)	Date	Challan No
1.	Scrutiny Fees	10945.00 300.00	14.08.2026 29.09.2025	ACNO: SB :480914584
2.	CC Charges	27661.00	16.10.2026	
3.	Security Deposit	351975.00	16.10.2026	
4.	Display Board Charges	1500.00	16.10.2026	
5.	Development Charge for Building	102800.00	16.10.2026	
6.	Development Charge for Land	23760.00	16.10.2026	
7.	Centage for Land	600.00	16.10.2026	
8.	Centage Charge for Building	900.00	16.10.2026	
9.	Infrastructure and Amenities Charges	703950.00	16.10.2026	20261016039681
10.	OSR Charges	4784202.00	14.10.2026	20261014027279
11.	Premium FSI Charges	Not Applicable		
12.	Shelter Charges	Not Applicable		

Encl: E-signed Building Plan Map.

(e-signed)
Member Secretary / Joint Director (I/c)
Coimbatore Local Planning Authority
Coimbatore District

To:

The Commissioner,
Coimbatore City municipal Corporation,
Coimbatore

Copy to:

1. Mr.Jayakumar .Mrs Kalaivani
   No:121,Sanganoor main road ,
   Ganapathy,Coimbatore North,
   Coimbator-641006
2. The Chair Person,
   TNRERA Building,
   No.133, G-Block, I Avenue,
   Anna nagar (East), Chennai – 600102.

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

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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.