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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PROCEEDINGS OF THE MEMBER SECRETARY/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.,
SWP Building Plan Application - Planning Permission

Online Application Number - SWP/BPA/932974/2026

NHRB - Revised Commercial Building (Private Office) - District Town and Country Planning Office - Coimbatore Local Planning Authority - Coimbatore District – Coimbatore South Taluk – Coimbatore City Municipal Corporation – Ward AA (2) Sowripalayam – Block 1 – TS No.7/4 - extent of site 1068.10 Sqm – Revised Proposed Construction of Basement floor + Ground floor + Three floors of Commercial Building with an FSI Area 2125.69 Sqm - Planning Permission Issued - forwarded for further action - Reg.

Reference:

1. Applicant Mr T.VIJAYA MOHAN, Online application No. SWP/BPA/932974/2026, Dated: 21.08.2026.
2. Member Secretary/Joint Director (FAC), Coimbatore Local Planning Authority Online Proceeding No : SWP/BPA/932974/2026, Dated: 21.08.2026, Dated : 20.07.2026 (Planning Permission No : 563/2026)
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.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020.
8. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
10. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
11. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
12. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
13. District Officer, Fire and Rescue Services, Coimbatore District, PP NOC

No: 12236/NOC/NMSB/2026, Serial No. 1974/2026, Dt.10.09.2026.

14. Centage charges and I&A charges Demand payment Request online, Dated: 23.09.2026.
15. Demand payment paid by the applicant on 23.09.2026.

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Revised Proposed Commercial Building (Private Office) with Basement floor + Ground floor + Three floors in Coimbatore District, Coimbatore South Taluk, Ward AA (27) Sowripalayam, Block 1, TS No.7/4 at an extent of site 1068.10 Sqm with a FSI area of 2125.69 Sqm. Applicant request has been accepted and this site has been marked as **"A to F"** Site approval **LP/CLPA No : 557/2026 and Planning Permission No : 706/2026** (Already approved revised as LP/CLPA No : 444/2026 and Planning Permission No : 563/2026) and Duration valid for 8 years from the date of e-sign. Planning Permission has been issued with the following general and special conditions.

Area of Site - 1068.10 Sqm

Revised Building Area details – Private office

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Basement floor	--	589.45	589.45
Ground floor	477.70	--	477.70
First floor	589.45	--	589.45
Second floor	589.45	--	589.45
Third floor	469.09	--	469.09
Terrace flooe	--	63.51	63.51
Total Area	**2125.69**	**652.96**	**2778.65**

FSI = 1.99 < 2.0
Building Height = 17.98 m

Special Conditions

1. The Master plan scheme road widening ear marked in the site plan shall be gifted to the local body at the time road land acquisition
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.

5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.
7. 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.
8. According to G.O No 18 Municipal Administration and Water supply Department, dated: 04.02.2019 Construction of 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. Building shall be used only for the approved use. If anything found another use occupied in the building, necessary enforcement action will be taken as per section 56&57 of TNTCP Act,1971.

General Conditions

1. Solar water heating system to be provided to the proposed commercial building. Solar photo voltaic panels to be erected at the 1/3portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. 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.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.

10. 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 municipality engineer details at the place of construction.
11. 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.
12. 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.

13. **The following charges are collected as follows**

Fees Details	**Previous approval fee**		**Current approval fee**	
Scrutiny Fees	Rs. 6911.00/-	30.03.2026	Rs. 4379/-	21.08.2026
OSR Charges	Rs. 4715133/-	11.07.2026	---	---
Centage Charge for Building	Rs. 4000/-	15.07.2026	---	---
Centage for Land	Rs. 300/-	15.07.2026	---	---
Infrastructure and Amenities Charges	Rs. 559170/-	15.07.2026	Rs.50800/-	23.09.2026
Development Charge for Building	Rs. 104600/-	15.07.2026	Rs.7500/-	23.09.2026
Development Charge for Land	Rs. 8560/-	15.07.2026	---	---
Security Deposit	Rs. 279585/-	15.07.2026	Rs.25400/-	23.09.2026
Display Board Charges	Rs.1500/-	15.07.2026	Rs.1500/-	23.09.2026
CC Charges	Rs. 28146/-	15.07.2026	Rs.2000/-	23.09.2026

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 T VIjay mohan,
S/o S Tiruvenkatesalu,
D No.702, Avinashi road,
Race course, Coimbatore South,
Coimbatore - 641018.

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.