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REFERENCE
SWP/BPA/935809/2026

ISSUED
21 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 207/1B2

Panapatti, Kinathukadavu 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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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (FAC)

,TORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

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

Online Building Planning permission

Application Number - SWP/BPA/935809/2026

Sir/Madam,

Subject: Commercial (Warehouse) Building- – Coimbatore Local Planning Authority - Coimbatore District, Kinathukadavu Taluk, Panapatti Village,S.F. No. 207/1B2 - for an extent of Site area 8100.00 Sqm – Proposed Construction of Commercial (Warehouse) Building for FSI area 4828.40 sqm– Technical Concurrence issued – Planning Permission Issued- forwarded for further action - Reg.

Reference:

1. MR. ARUN CHANDRAKANTH, Online Application Reference No. SWP/BPA/935809/2026,, Received Dated: 25.08.2026 & 29.09.2026.
2. Deputy Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/935809/2026, Dated: 28.08.2026
3. The Directorate of Town and Country Planning Office, Technical concurrence Online Application No: SWP/BPA/935809/2026, Dated: 28.08.2026. (**B.P/DTCP No:671/ 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009
11. G.O.(MS)No.01, Housing and Urban Development UD4(1) Department, Dated: 02.01.2023.
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 Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), Dated 08.10.2025.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
18. District Officer, W.R. Fire & Rescue, Coimbatore, PP NOC. No. 12143/NOC/NMSB/2026, Serial No.2008/2026, Dated: 03.09.2026.
19. Demand payment Request Letter, Dated: 05.10.2026 & 09.10.2026
20. MR. ARUN CHANDRAKANTH Demand Remittance letter dated: 09.10.2026 & 15.10.2026 (Submitted on .16.10.2026)

Fee details

Fees Details	Amount & Date		Receipt No
Scrutiny Fees	Rs. 21827.00/-	25/08/2026	20260825935809

OSR Charges	Rs.921041.00/-	06.10.2026	20261006047146
Infrastructure and Amenities Charges	Rs.1377975.00/-	15.10.2026	20261015030129
Centage Charge for Building	Rs.2500.00/-	15/10/2026	20261015030129
Centage for Land	Rs.300.00/-	15/10/2026	20261015030129
Security Deposit	Rs.688988.00/-	15/10/2026	20261015935809
CC Charges	Rs.52201.00/-	15/10/2026	20261015935809
Display Board Charges	Rs.1500.00/-	15/10/2026	20261015935809
Development Charges for Building	Rs.48500.00/-	15/10/2026	20261015935809
Development Charges for Land	Rs.19464.00/-	15/10/2026	20261015935809
Shelter Charges	Rs.25103.00/-	15/10/2026	20261015030783
Premium FSI Charges	Not Applicable		

ORDER

With reference to the 1st cited letter, the applicant MR. ARUN CHANDRAKANTH has requested for the Proposed Construction of Commercial (Warehouse) Building for FSI area 4828.40 sqm at Coimbatore Local Planning area, Coimbatore District, Kinathukadavu Taluk, Panapatti Village,S.F. No. 207/1B2 - for an extent of Site area 8100.00 Sqm .

With reference to the letter 3rd cited, 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:671/ 2026.**

With reference to the letter 20th cited, Demand was issued to the applicant remitted the required fees and submitted remittance letter to the office on: 15.10.2026 through online.

Hence, The Planning Permission is issued with below conditions for this proposal and numbered as The Planning Permission **No: 753/2026**. And the duration of 8 years from the date of e-sign.

The area statement for the Industrial building is as below.

Area of site – 8100.00 sq.m.

Building details: Proposed Commercial (Warehouse) building

Si.No.	FLOOR NAMES	FSI AREA (IN SQM)	NON FSI AREA (IN SQM)	BUILT UP AREA (IN SQM)
Block-1				
1	Ground Floor	4292.63	-	4292.63
2	Mezzanine Floor	353.65	-	353.65
Block-2				
3	Ground Floor	91.06	-	91.06
4	First Floor	91.06	-	91.06
Others				
5	Security Toilet	-	3.39	3.39
6	Security Cabin	-	6.25	6.25
	Total Area	**4828.40**	**9.64**	**4838.04**

Total FSI Area - 4828.40Sq.m

FSI - 0.60 <2.0

Height of the Building- 13.98 m (Maximum)

Planning Permission has been issued with the following common and special conditions.

Special Conditions

1. As per the 15th cited reference, DTCP Circular Roc. No. 4367/2019/BA2, dated 05.02.2020, the land documents have been verified, the Open Space Reservation (OSR) charges were demanded, and the applicant has paid the said OSR charges.

2. Conditions stipulated in the Fire NOC cited in the reference 18st issued by District Fire officer, Coimbatore, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously

3. As per GO cited in the reference 20th, 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".

4. CCTV surveillance shall be provided in all Public Purpose Area.

5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

7. 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.

8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

9. 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. 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.

10. 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.
11. 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. 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.
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 to be used Mandatory.
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. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Planning permission would be treated as INVALID.
13. 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.
14. Enforcement action Under section 56 & 57 of Tamil Nadu 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.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 47A).
17. 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.

18. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority,

    1. 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.

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

Member secretary / Joint Director(I/c)
District Town and Country planning Office
Coimbatore District

To:

The Special Officer/ Block Development Officer,
Panapatti Village Panchyat,
KinathukadavuTaluk, Coimbatore District.-

Copy to:

M/S.Arun Chandrakanth
D.No. 43/1084, Chandrakantham Kalavath Road
Palarivattom, Ernakulam-682025

GOVERNMENT OF TAMIL NADU
TRUTH ALONE TRIUMPHS

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.