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

ɱBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Mrs.V.B.PAVITHRA, B.Arch., M.U.R.P.,

Online Building Plan Application - Planning permission
Application Number No : SWP/BPA/944162/2026

Subject :

NHRB – Residential Building (Affordable Housing Projects) - District Town and Country Planning – Coimbatore District - Coimbatore Local Planning Area – Coimbatore City Municipal Corporation, Coimbatore North Taluk/North Zone, Krishnarayapuram Village – Regularized Plot No.12 – Ward No : AA(27), Block No.37, T.S.Nos.46 & 47 (S.F.No.334/1F, 2, 3 335/1) - an Extent of 423.0 Sq.m – Proposal of Residential Building of FSI Area of 1063.89 Sq.m in (Stilt + 5 Floor) - Planning Permission Issued- forwarded for further action - Reg.

Reference :

1. Applicant Mr.S.Ranganathan, Coimbatore Online Application No. SWP/BPA/944162/2026, Dated: 04.09.2026.
2. G.O (Ms) No : 86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O (Ms) No : 85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O (Ms) No : 01, Housing and Urban Development Department, Dated: 05.01.2021
5. G.O (Ms) No : 18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
6. G.O (Ms) No : 16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
7. G.O (Ms) No : 54 Housing and Urban Development Department, Dated: 12.03.2020
8. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
9. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
10. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
11. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
12. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.

13. Circular from the Director of Town and Country Planning, Chennai, Roc. No.4367/2019/BA2, dated: 05.02.2020.
14. G.O.(Ms) No : 95, Housing and Urban Development [UD4(1)] (Department, Dated: 04.08.2023.
15. Circular from the Director of Town and Country Planning, Chennai, Roc No.19093/2022/TCP5, Dated : 20.04.2023
16. Demand payment Request Letter, Dated: 30.09.2026
17. Applicant Mr.S.Ranganathan, Coimbatore Demand remittance letter dated. 07.10.2026.

Fees Details

Scrutiny Fees	-	Rs. 3,136.00	Dated. 04.09.2026.
OSR Fees	-	NA (Regularized Plot No.12)	
Centage Charge for Building	-	Rs. 2,500.00	E-challan No. 20261007062793 Dated.07.10.2026.
Centage for Land	-	Rs. 1200.00	
Infrastructure and Amenities Charges	-	Rs. 3,07,800.00	
Development Charge for Building	-	Rs. 25,400.00	Receipt No : 20261007944162 Dated.07.10.2026.
Development Charge for Land	-	Rs . 1,720.00	
Security Deposit	-	Rs. 1,53,900.00	
Display Board Charges	-	Rs. 1,500.00	
CC Charges	-	Rs. 13,670.00	

ORDER

With reference to the 1st Cited letter, applicant Mr.S.Ranganathan has requested for the approval of **Residential Building (Affordable Housing Projects)** in Coimbatore District, Coimbatore Local Planning Authority, Coimbatore City Municipal Corporation, Coimbatore South Taluk/North Zone, Krishnarayapuram Village – Regularized Plot No.12 – Ward No : AA(27), Block No.37, T.S.Nos.46 & 47 (S.F.No.334/1F, 2, 3 335/1) - an Extent of 423.0 Sq.m – Proposal of Residential Building of FSI Area of 1063.89 Sq.m in (Stilt + 4 Floor) – The site has been marked as **"A to F"**

The Technical Clearance is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as Site Approval **LP/CLPA No : 575/2026 and Planning Permission No : 729/2026** and Duration valid for 8 years from the date of e-sign.

Residential Building (Affordable Housing Projects) Area details :

Area of Site – 423.00 Sq.m (As per patta) Height of Building – 18.00 m

Floor Details	Floor use	FSI (Sqm)	Non FSI Area (Sqm)	Total Built up Area (sq.m)
Stilt Floor	Parking	**37.89**	**167.31**	**205.20**
First Floor	Residential	**205.20**	**---**	**205.20**
Second Floor	Residential	**205.20**	**---**	**205.20**
Third Floor	Residential	**205.20**	**---**	**205.20**
Forth Floor	Residential	**205.20**	**---**	**205.20**
Fifth Floor	Residential	**205.20**	**---**	**205.20**
Terrace Floor	Open Area	**---**	**19.38**	**19.38**
Total		**1063.89**	**186.69**	**1250.58**

Total FSI Area – **1063.89Sq.m**

FSI Value – FSI Area/ Site Area

- 1063.89/ 423.0 = 2.515 < 2.60 (Premium FSI)

Total Nos of dwelling – 15 Unites

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

Special Conditions

- As per TNCD & BR-2019 rule 35 (24) (b) Premium FSI charges are not collected for the over and above normally permissible FSI area for affordable housing projects.
- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- As per GO cited in the reference 12th, 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"
- 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.

- Conditions mentioned in the No Objection certificates obtained from the central and State Govt. Departments must be followed scrupulously.
- Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
- Issuance of Planning Permission by competent authority under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, competent authority in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, competent authority primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

  Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate or competent Court to decide on the ownership or get the matter settled in the Court of Law and competent authority is not the statuary authority to decide on this matter.
- 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.
- "The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.
- According to G.O No 18 Department of Municipal Administration and Water Supply, 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 itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
- 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 1If the details given by the applicant is found to be false(or)
2. 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 Planning Permission would be cancelled without intimation to the applicant.

14. If any court case would be pending with reference to this proposal, the Planning Permission 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, Coimbatore Corporation 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.

-/E-signed/-
Member secretary / Joint Director(FAC)
Coimbatore Local Planning Authority,
District Town and Country planning Office,
Coimbatore District

To:

The Commissioner,
Coimbatore City Municipal Corporation,
Big Bazaar Steet,
Coimbatore – 641001.

Copy to:

Mr.S.Ranganathan,
S/o Siddanaidu,
No : 27/2, M.H.T.Layout, Nava India,
SNR College Road, Peelamedu,
Coimbatore - 641004.
Contact No : 9842223229
Email Id : conapp2026@gmail.com

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

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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.