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DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number: SWP/BPA/846751/2026

Sir,

Subject : **Residential Apartment Building** – DTCP, Chennai - Coimbatore District / Local Planning Authority – Perur Taluk – Vedapatty Village – S.F. No: 402/1B2A1 for an extent of site area 5050 sq.m - Proposed construction of residential apartment building for an FSI area 11637.41sq.m. – Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. **Thiru. E.Hariharan**, Online Application Reference No. SWP / BPA/ 846751/2026, Received Dated: 12.05.2026, 18.05.2026.
2. Deputy Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/846751/2026, Dated: 13.05.2026.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.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. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

13. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020.
14. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.

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Order

1. With reference to the 1st cited letter, the applicant **Thiru. E.Hariharan** has requested for the approval of residential apartment building at Coimbatore District / Local Planning Authority, Perur Taluk, Vedapatty village, S.F. No: 402/1B2A1 for an extent of site area 5050 sq.m. Proposed construction of residential apartment building for an FSI area 11637.41 sq.m. The Deputy Director / Member Secretary / Joint Director (FAC) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Deputy Director / Member Secretary / Joint Director (FAC) recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to H**".

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: 416 / 2026**.

2. The area statement for the Proposed Residential building is as below.

Area of site – 5050 sq.m.

Building details: Residential Apartment building

BLOCK DETAILS	FLOOR DETAILS	F.S.I Area (sqm)	NON F.S.I Area (sqm)	Total Area (sqm)	Usage
BLOCK - 1	Stilt Floor	13.34	832.86	846.20	Parking
	First Floor	776.92	-	776.92	8 Dwellings
	Second Floor	776.92	-	776.92	8 Dwellings
	Third Floor	776.92	-	776.92	8 Dwellings
	Fourth Floor	776.92	-	776.92	8 Dwellings
	Fifth Floor	776.92	-	776.92	8 Dwellings
	Terrace Floor	-	25.71	25.71	Headroom
	TOTAL	**3897.94**	**858.57**	**4756.51**	**40 Dwelling**

BLOCK - 2	Stilt Floor	13.34	640.83	654.17	Parking
	First Floor	601.95	-	601.95	6 Dwellings
	Second Floor	601.95	-	601.95	6 Dwellings
	Third Floor	601.95	-	601.95	6 Dwellings
	Fourth Floor	601.95	-	601.95	6 Dwellings
	Fifth Floor	601.95	-	601.95	6 Dwellings
	Terrace Floor	-	26.77	26.77	Headroom
	TOTAL	**3023.09**	**667.60**	**3690.69**	**30 Dwellings**
BLOCK - 3	Stilt Floor	13.34	640.83	654.17	Parking
	First Floor	601.95	-	601.95	6 Dwellings
	Second Floor	601.95	-	601.95	6 Dwellings
	Third Floor	601.95	-	601.95	6 Dwellings
	Fourth Floor	601.95	-	601.95	6 Dwellings
	Fifth Floor	601.95	-	601.95	6 Dwellings
	Terrace Floor	-	26.77	26.77	Headroom
	TOTAL	**3023.09**	**667.60**	**3690.69**	**30 Dwellings**
BLOCK - 4	Stilt Floor	13.34	331.59	344.93	Parking
	First Floor	335.99	-	335.99	6 Dwellings
	Second Floor	335.99	-	335.99	6 Dwellings
	Third Floor	335.99	-	335.99	6 Dwellings
	Fourth Floor	335.99	-	335.99	6 Dwellings
	Fifth Floor	335.99	-	335.99	6 Dwellings
	Terrace Floor	-	21.99	21.99	Headroom
	TOTAL	**1693.29**	**353.58**	**2046.87**	**30 dwellings**
GRAND TOTAL (1+2+3+4)		**11637.41**	**2547.35**	**14184.76**	**130 Dwellings**

FSI Area - 11637.41 sq.m.

FSI - 2.304 (Premium FSI – 0.304)

Total Number of Dwellings - 130 dwellings

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. As per 13th cited, DTCP circular Roc. No.4367/2019/BA2, dated: 05.02.2020, Land documents should be verified and calculate the OSR area before issue of planning permission.
2. As per GO cited in the reference 14th, 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.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
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. 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.

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.

General Conditions

1. Solar water heating system to be provided to the proposed residential apartment 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. Fly Ash bricks and Materials must be used for construction.
9. 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.
10. As per references Cited Government orders & Circulars Centage charges Infrastructure and amenities charges, Shelter fund, Premium FSI charges and other relevant charges to be collected and further action shall be taken by the district officer.

Director of Town and Country Planning

To,

The Deputy Director / Joint Director (FAC),
District Town and Country planning office,
Coimbatore District.

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
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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.