



MEETINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (FAC)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
COIMBATORE LOCAL PLANNING AUTHORITY
PRESENT: G. PURUSHOTHAMAN, B.E., M.PLAN,
ASSISTANT DIRECTOR

Online Building Plan Application Number - SWP/BPA/500350/2025

Sir,

Subject: Affordable Housing - District Town and Country Planning Office - Coimbatore Local Planning Authority - Coimbatore District – Coimbatore South Taluk – Singanallur Village – Old S.F. No.230/2pt – Ward No. AI(35) – Block No.82 – T.S. NO.58/4 - extent of 860.00 Sqm – Proposed Construction of Stilt + 5 Floors of Affordable Housing Residential Apartment Building (23 Dwelling units) with an FSI Area 2201.59 Sqm – Planning Permission Issued – forwarded for further action – Reg.

- Reference:
1. Applicant Mr. SURESH NATARAJAN (POA) of BHAVANI MUPPALMANI, Coimbatore, Online application No. **SWP/BPA/500350/2025**, Dated: 12.04.2025.
 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. Demand payment Request Letter, Dated: 02.06.2025.

12. Applicant Mr. SURESH NATARAJAN (POA) of BHAVANI MUPPALMANI, Coimbatore, demand remittance letter, dated: 04.06.2025.

Fees Details

1. Centage Charge for Building	- Rs.	2,300.00/-	04.06.2025
2. Centage for Land	- Rs.	300.00/-	04.06.2025
3. Development Charge for Building	- Rs.	44,800.00/-	04.06.2025
4. Development Charge for Land	- Rs.	3,520.00/-	04.06.2025
5. Infrastructure and Amenities Charges	- Rs.	6,29,850.00/-	04.06.2025
6. Security Deposit	- Rs.	3,14,925.00/-	04.06.2025
7. Display Board Charges	- Rs.	1,500.00/-	04.06.2025
8. CC Charges	- Rs.	11,194.00/-	04.06.2025
9. Shelter Charges	-	Not Applicable	
10. Premium FSI Charges	-	Not Applicable	
11. OSR Charges	- Rs.	9,25,790.00/-	31.05.2025
12. Scrutiny Fees	-	Rs. 5,815.00/-	12.04.2025

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Apartment Building in Coimbatore District, Coimbatore South Taluk, Singanallur Village, Old S.F. No.230/2pt, Ward No. AI(35), Block No.82, T.S. NO.58/4 with an extent of 860.00 Sqm. This site has been marked as “A to D” Site Approval L.P./CLPA No. **273/2025**. The Proposed Construction of Stilt + 5 floors of Affordable Housing Residential Apartment Building (23 Dwelling units) of FSI Area 860.00 Sq.m with **Building Planning Permission No. 329/2025**. And **Duration** from **05.06.2025** to **04.06.2033 (8 Years)**. Planning Permission has been issued with the following common and special conditions.

Area of Site - 860.00 Sqm

Proposed Building Area details:

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Stilt Floor	28.81	438.14	466.95
First Floor (F1, F2, F3, F4, F5)	466.95	-	466.95
Second Floor (S1, S2, S3, S4, S5)	466.95	-	466.95
Third Floor (T1, T2, T3, T4, T5)	466.95	-	466.95
Fourth Floor (Q1, Q2, Q3, Q4, Q5)	466.95	-	466.95
Fifth Floor (R2, R3, R4)	304.98	-	304.98
Terrace Floor	-	32.10	32.10
Total	2201.59	470.24	2671.83

FSI = 2.46 > 2.00 (Affordable Housing – Premium FSI not applicable)

Building Height = 18.30 m

No. of Dwelling units – 23

Special Conditions

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

- 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 with in 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 Kuruchi New Town development Authority,
 1. If 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 Technical Concurrence would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Technical Concurrence 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.

Member secretary / Joint Director (FAC)
Coimbatore District Town and Country planning Office,
Coimbatore

To:

The Commissioner,
Coimbatore Corporation,
Coimbatore District.

Copy to:

1. Mr. SURESH NATARAJAN (POA) of BHAVANI MUPPALMANI,
Plot no: 3G, Pearl Block,
Green Paradise Apartment,
6th Cross Street, Rajiv gandhi Nagar,
164, Sowripalayam,
Coimbatore – 641 028
Mobile Number: 7502155000
Email Id: harini@propdoc.in
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore.

Signature valid

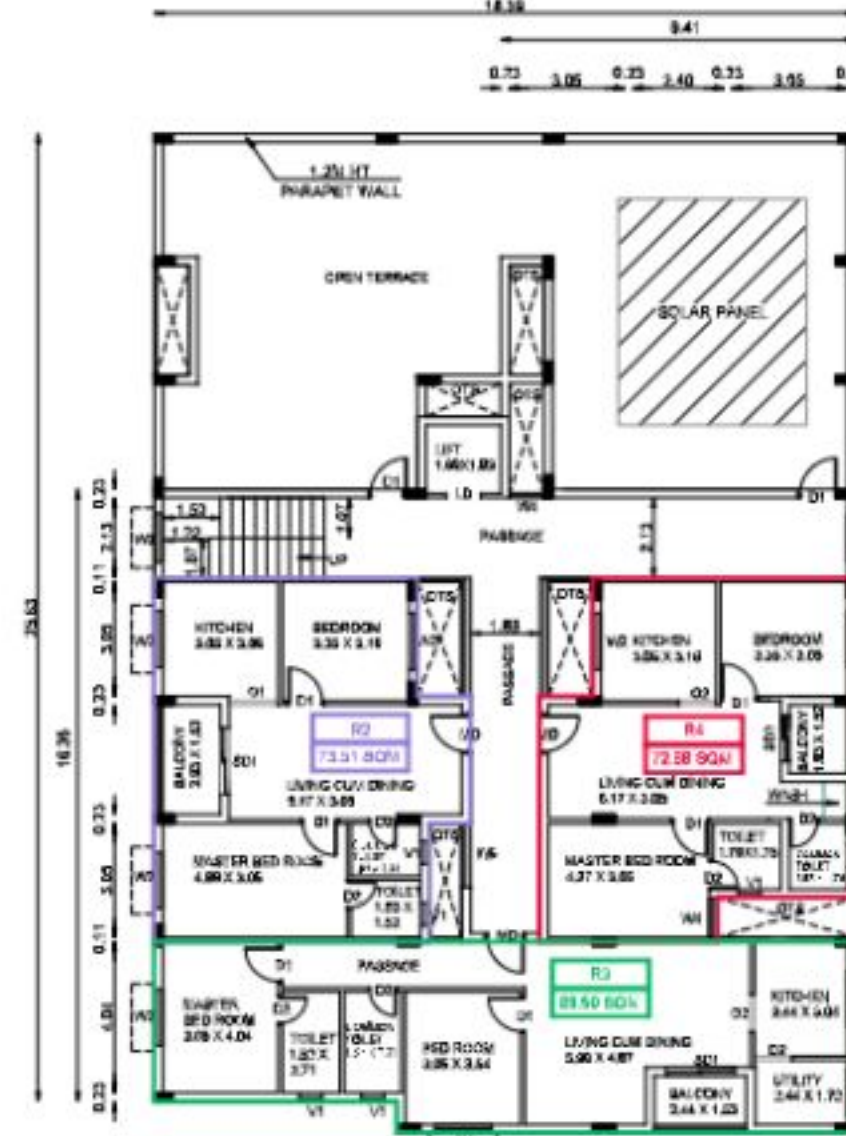
Signed by: Joint Director
Location: Coimbatore
Date: 2025.06.05 12:17:16



RESIDENTIAL BUILDING (APARTMENT WITH 23 DWELLINGS)



TYPICAL FIRST FLOOR TO FOURTH FLOOR PLAN



FIFTH FLOOR PLAN

Applicant Name : Suresh Natarajan-POA OF Bhavani Muppallmani
Online Building Application No : SWP/ BPA / 500350 / 2025
Site Approval LP/CLPA No : 273 / 2025
Planning Permission No : 329 / 2025

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING UNIT IN WARD : AI(35)-SINGANALLUR,BLOCK NO : 82, T.S NO: 58/4, (OLD SF No: 230/2Pt), AT COIMBATORE SOUTH TALUK, COIMBATORE DISTRICT.

SINGANALLUR DD PLAN - 36.

Scale 1:100
ALL DIMENSIONS ARE IN METERS

LAND AREA STATEMENT
AREA OF SITE AS PER TSLR - 860.00 SQM
AREA OF SITE AS PER DOCUMENT - 860.00 SQM
Land Use As Per Masterplan - Residential
Land Use As Per D.Dplan - Residential
HEIGHT OF THE BUILDING = 18.30M

S.NO	AREA DETAILS	FSI AREA IN SQM	NON FSI AREA IN SQM	TOTAL BUILT UP AREA IN SQM
RESIDENTIAL BUILDING - APARTMENT WITH 23 DWELLINGS				
1.	STILT FLOOR	28.81	438.14	466.95
2.	FIRST FLOOR (F1, F2, F3, F4 & F5)	466.95	-	466.95
3.	SECOND FLOOR (S1, S2, S3, S4 & S5)	466.95	-	466.95
4.	THIRD FLOOR (T1, T2, T3, T4 & T5)	466.95	-	466.95
5.	FOURTH FLOOR(Q1, Q2, Q3, Q4 & Q5)	466.95	-	466.95
6.	FIFTH FLOOR (R2, R3 & R4)	304.98	-	304.98
7.	TERRACE FLOOR	-	32.10	32.10
GRAND TOTAL		2201.59	470.24	2671.83

TOTAL FSI = $\frac{2201.59}{860.00} = 2.56$
Premium FSI charges not applicable for affordable housing project

Parking Details:

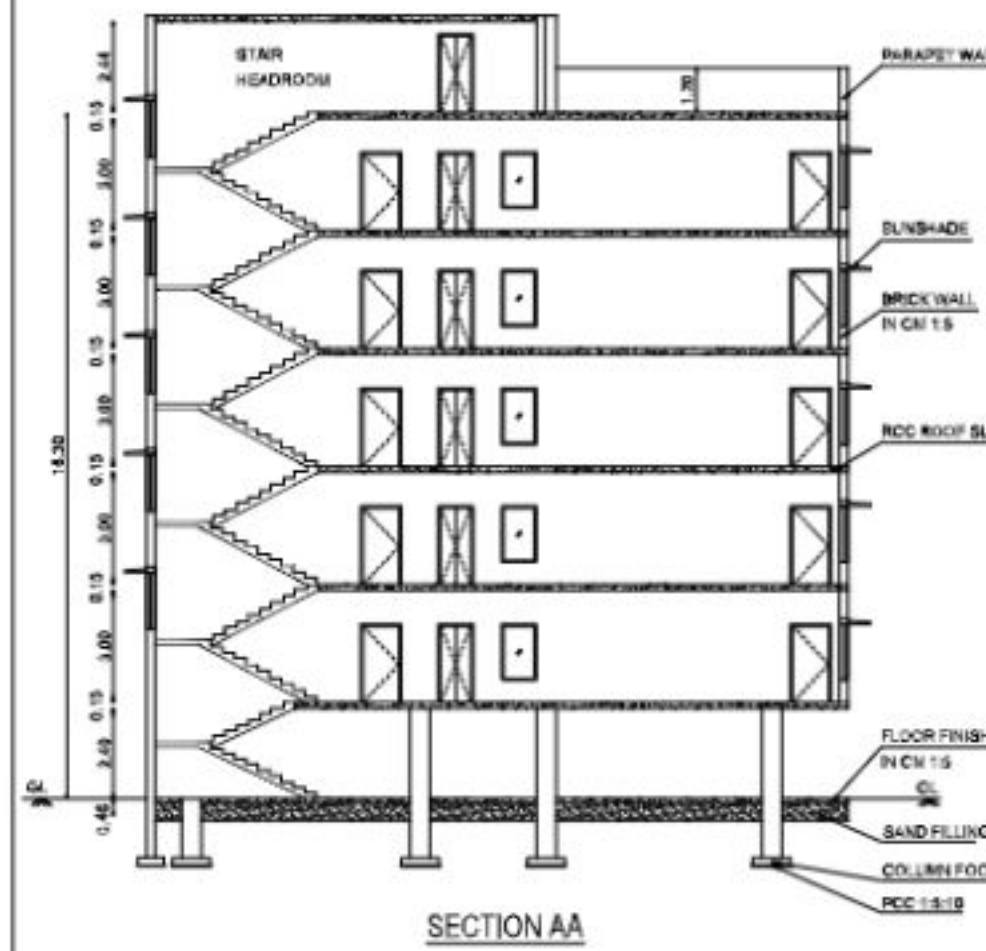
Unit No	Floor	Area In Sqm	No. of Cars Required	No. of Cars Provided	No. of T.W Required	No. of T.W Provided
F1 - Q1	1 to 4	79.31 X 4=317.24	21 Nos	23 Nos	11 Nos	25 Nos
F2 - R2	1 to 5	73.51 X 5=367.55				
F3 - R3	1 to 5	89.50 X 5=447.50				
F4 - R4	1 to 5	72.68 X 5=363.40				
F5 - Q5	1 to 4	84.34 X 4=337.36				

JOINERY DETAILS:

INDEX	DESCRIPTION	SIZE IN M	INDEX	DESCRIPTION	SIZE IN M
MD	Main Door	1.07 x 2.13	O1	Opening	1.30 x 2.13
D1	Door	0.99 x 2.13	O2	Opening	1.00 x 2.13
D2	Door	0.76 x 2.13	W1	Window	2.44 x 1.40
LD	Lift Door	0.91 x 2.13	W2	Window	1.50 x 1.40
SD1	Sliding Door	1.83 x 2.13	W3	Window	1.30 x 1.40
SD2	Sliding Door	1.22 x 2.13	W4	Window	1.00 x 1.40
O	Opening	1.53 x 2.13	W5	Window	1.70 x 1.40
			V	Ventilator	0.60 x 0.60

REFERENCE:

TSLR BOUNDARY -
FIELD BOUNDARY -
EXISTING ROAD -
PROPOSED DRIVEWAY -
PROPOSED BUILDING FOR APPROVAL -



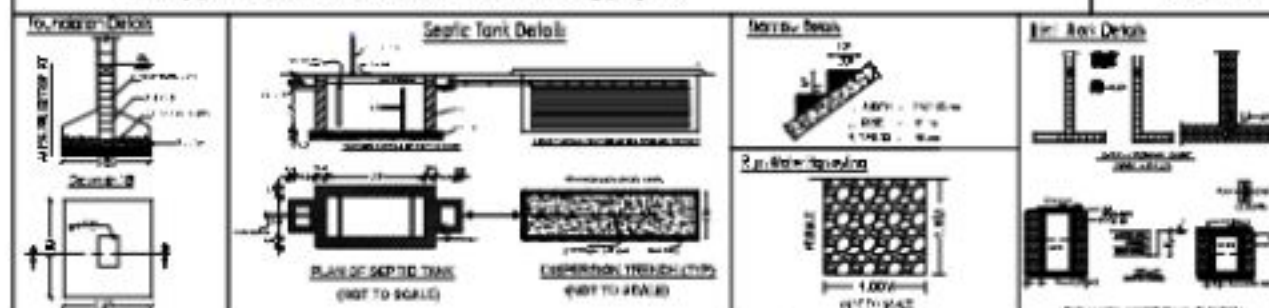
SECTION AA



ELEVATION ON EAST SIDE

Notes

- As Per GO (MS) 16, Dated 31.01.2020
- (e) In sub-rule (2d), for clause (a), the following clause shall be substituted, namely:-
"(a) Development for affordable housing projects with size of dwelling unit not exceeding 60 sq.m in carpet area within Greater Chennai Corporation Area and dwelling unit with size not exceeding 90 sq.m in carpet area in the rest of State shall be regulated according to provisions stipulated above."
(b) Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI area for affordable housing projects.



Er. S. ARUL, B.E., M. Sc., AME
DTCP Registered Engineer, Grade-II
Reg No: TVM/RE Gr-II-02-2023
No: 668/138, Iyyankulam Street
THIRUVANMALAI - 606001

Registered Engineer

Er. HARINI, P.S., M.E., MSc., MBA (HR)
Reg. No. Coimbatore LPA / CE / 565 / 2023
PRIME PROPOSE CONSULTANTS PVT LTD
28, Palani Road, Sundarum Brothers Layout,
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Construction Engineer

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Applicant

Structural Engineer



TSK BOUNDARY
FIELD BOUNDARY

Signature valid
SITE PLAN