

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.

PROCEEDINGS OF THE JOINT DIRECTOR (FAC)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.Purushothaman, B.E., M.Plan.,
DEPUTY DIRECTOR/JOINT DIRECTOR (FAC)
SWP Building Plan Application – Technical Clearance
Application No: SWP/BPA/0007157/2023



HRB – Proposed Hostel Building (Institutional Building)- District Town and Country planning Office - Coimbatore District– Perur Taluk, Ikkaipoluvampatti Village (HACA), S.F.No. 22/3C, 24/2A, 2B1, 2B2, 25/1A, 1B, 3A, 3B1, 3B2, 26/4, with a site area of 25100.00 sqm (As per Patta) - FSI Area of 80110.77sqm - Technical Concurrence issued from Director, directorate of town and Country Planning, Chennai - Technical Clearance Issued - forwarded for further action - Reg.

Reference:

1. Applicant. M/s. Isha Foundation Online Application Reference No. SWP/BPA/007157/2023, Dated: 10.02.2023
2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 11.09.2023 (BP/DTCP No.340/2023)
3. HRB Meeting held on 17.07.2023(Subject No.2)
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.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.54 Housing and Urban Development Department, Dated: 12.03.2020
10. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated:16-04-2009.
11. Circular from the Commissioner of Town and Country Planning, 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, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020

14. G.O.(Ms).No.79,Housing and Urban Development,UD4(1) Department,
Dated: 04.05.2017
15. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department,
Dated: 04.08.2023
16. Assistant Director, Geology and Mining Department,Coimbatore, letter
K.Dis.No.1087/Mines/2020,Dated: 17.12.2020.
17. Executive Engineer, Agriculture Department, Coimbatore, Letter No.E/
3645/2022, dated 26.09.2022.
18. Chief Engineer, Agriculture Engineering Department,Chennai, Letter
No.Mapa.Aa(Ka)1/41681/2022, dated 17.10.2022.
19. Chief Engineer, Agriculture Department, Coimbatore Letter No. Mapa.
Aa (Ka)1/ 21438/2023, dated 07.06.2023.
20. Revenue Divisional Officer NOC K.Dis.No.5448/2022/A1,dated
01.11.2022.
21. Principal Chief Conservator of Forest (Head of Department), Chennai,
Letter No. Ref.K.Dis.No.48461/2020/TS4,dated 30.12.2020.
22. Joint Director, Agriculture Department letter No.E1/7016/2023, dated
20.06.2023.
23. Director of Fire & Rescue Services Department,
R.Dis.No.13932/C1/2020,PP Noc No.23/2021,Dated: Dated:26.02.2021.
24. Executive Engineer, Public works department, Water Resources
Department, letter number va.pa./Eva.A.2/Divi.73/03M/2020,
Dated:5.01.2021.
25. As per G.O.Ms.No.171, Housing and Urban Development Department
(UD4(1), Dated: 30.10.2025
26. Demand payment Request Letter, Dated: 13.09.2023
27. Applicant. M/s. ISHA FOUNDATION, demand remittance letter dated:
28.10.2023 and 12.03.2026
28. Executive Engineer, Public works department, Water Resources
Department, letter number va.pa./Eva.A.3/C.73/876M/2025,
Dated:24.09.2025
29. Project Coordinator Professor, Anna university Structural Engineering
Division Chennai, Letter dated. 05.02.2025

Fees Details

Sl.No.	Description	Amount in Rs.	Date
1.	Scrutiny Fee	Rs.2,21,797.00/-	10.02.2023
2.	CC Charges	Rs.9,51,073.00/-	28.10.2023
3.	Display Board Charges	Rs.10,000.00/-	
4.	Centage Charge for Land	Rs.300.00/-	
5.	Centage Charge for Building	Rs.1,20,000.00/-	
6.	Infrastructure and Amenities Charge	Rs.4,59,36,580.00/-	
7.	Premium FSI Charges	Rs.0.00/-	
8.	Shelter Fees	Rs.1,19,618.00/-	
9.	Security Deposit	2,25,51,247.00	
10.	Development Charges For Building	Rs.9,48,000/-	12.03.2026 (Indian Bank Challan)
	Development Charges for Land		

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of proposed construction of High Rise Hostel Building (Institution) - in Coimbatore District, Perur Taluk, Ikkaraipoluvampatti Village (HACA), S.F.No. 22/3C, 24/2A, 2B1, 2B2, 25/1A, 1B, 3A, 3B1, 3B2, 26/4, with a site area of 25100.00 sqm (As per Patta) - FSI Area of 80110.77 sqm.

The site has been marked as **"A to M"** and .Under Section 47 of Town and Country Planning Act 1971 issued concurrence by the Director, Directorate of Town and Country Planning Department, for an FSI Area of 80110.77sqm, vide reference 2. The Building Plan has been numbered as **B.P/DTCP No. 340/2023.**

With reference to the letter 26th cited, Demand was issued to the applicant 13.09.2026 Applicant remitted the required fees and submitted remittance letter to the office on: 28.10.2023 through online. And 12.03.2026 Indian Bank Challan.

Hence, The Technical Clearance iss issued with below conditions for this proposal and numbered as Technical Clearance **No: 31/2026.**

The area statement for the Proposed High Rise Hostel (Institutional) building is as below.

Total Area of the Site – 25100.00 sq.m (As per Patta)

Total Area of the Site – 25836.23sq.m (As per Super imposed)

High Rise Hostel Building (Institution) Area details in Sqm

Block Name	Floor Name	Total Built up area in sqm	Non FSI area in Sqm	FSI Area in Sqm
Block-1&2 Combined Basement	Floor - Basement Floor	7704.69	7335.83	368.86
Block - 1	Ground Floor	3909.07	-	3909.07
	First Floor	3909.07	-	3909.07
	Second Floor	3909.07	-	3909.07
	Third Floor	3909.07	-	3909.07
	Fourth Floor	3909.07	-	3909.07
	Fifth Floor	3909.07	-	3909.07
	Sixth Floor	3909.07	-	3909.07
	Seventh Floor	3909.07	-	3909.07
	Eighth Floor	3909.07	-	3909.07
	Ninth Floor	3909.07	-	3909.07
	Tenth Floor	3909.07	-	3909.07
	Eleventh Floor	3909.07	-	3909.07
	Twelfth Floor	3909.07	-	3909.07
	Thirteen Floor	3516.62	-	3516.62
	Terrace Floor (Utility)	42.20	-	42.20
	Terrace Floor (Head Room)	490.03	490.03	-
Block - 2	Ground Floor	1606.72	-	1606.72
	First Floor	1606.72	-	1606.72
	Second Floor	1606.72	-	1606.72
	Third Floor	1606.72	-	1606.72
	Fourth Floor	1606.72	-	1606.72
	Fifth Floor	1606.72	-	1606.72
	Sixth Floor	1606.72	-	1606.72
	Seventh Floor	1606.72	-	1606.72
	Eighth Floor	1606.72	-	1606.72
	Ninth Floor	1606.72	-	1606.72
	Tenth Floor	1606.72	-	1606.72
Block - 2	Eleventh Floor	1606.72	-	1606.72
	Twelfth Floor	1606.72	-	1606.72
	Thirteen Floor	1236.81	-	1236.81
	Terrace Floor (Utility)	37.12	-	37.12
	Terrace Floor (Head Room)	133.21	133.21	-
Block - 3	Ground Floor	1118.74	294.39	824.35
	First Floor	977.62	-	977.62
	Second Floor	977.62	-	977.62
	Third Floor	345.62	-	345.62
Electrical Room	Ground Floor	78.68	-	78.68
TOTAL		88364.23	8253.46	80110.77

FSI Area: 80110.77 sq.m

FSI – 8011077/25100.00 = 3.196 < 3.25

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

Special Conditions

1. The OSR (ear marked as 1 to 4) area 2521.40 Sq.m (10.044%) shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. Technical Clearance 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. 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.

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. **Structural Design report and drawing for the entire structure Received as per 29th cited Letter.**
9. **Revised Culvert NOC for 7.20m width Received as per 28th cited PWD Letter.**
10. **The conditions laid in the letter cited in the reference 16 to 24 should be followed scrupulously.**

11. 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.
12. Structural Design and drawings vetted by Executive Engineer, Public Works Department, Planning and Design Circle, Chennai, is to be followed scrupulously. Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification
13. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water with NOC from TNPCB. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it as per the empaneled agency Certified report.
14. As per the G.O in the reference 14th cited the proposal in Non Planning Area, the final Approval shall be given by the Local authority only after collecting Rs 1,000/-as scrutiny fees as per the rule 3 and 3% of the market value of the site as land use changes fees as per rule a should be collected before issuing final approval. Head of account:
0217 – Urban Development – 60 Other Urban DevelopmentSchemes800 Other Receipts
As Receipts under Land use Conversion charges 27 Non Taxation Fees.
09 Collections. (DPC:0217–60–800–AS22709)
15. 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.
 - d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - e. Workmanship, soundness of structure and materials used
 - f. Quality of building services and amenities the construction of building
 - g. other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This Technical Clearance 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 Technical Clearance issued by Joint Director, District Town and Country Planning Office, Coimbatore District.If the details given by the applicant is found to be false (or) If the applicant fails to follow the rules and Norms, the by Joint Director concern can cancel or revise the Technical Clearance 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 Local body 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.

18. As per G.O.Ms.No.171, Housing and Urban Development Department (UD4(1), Dated: 30.10.2025. Charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space.

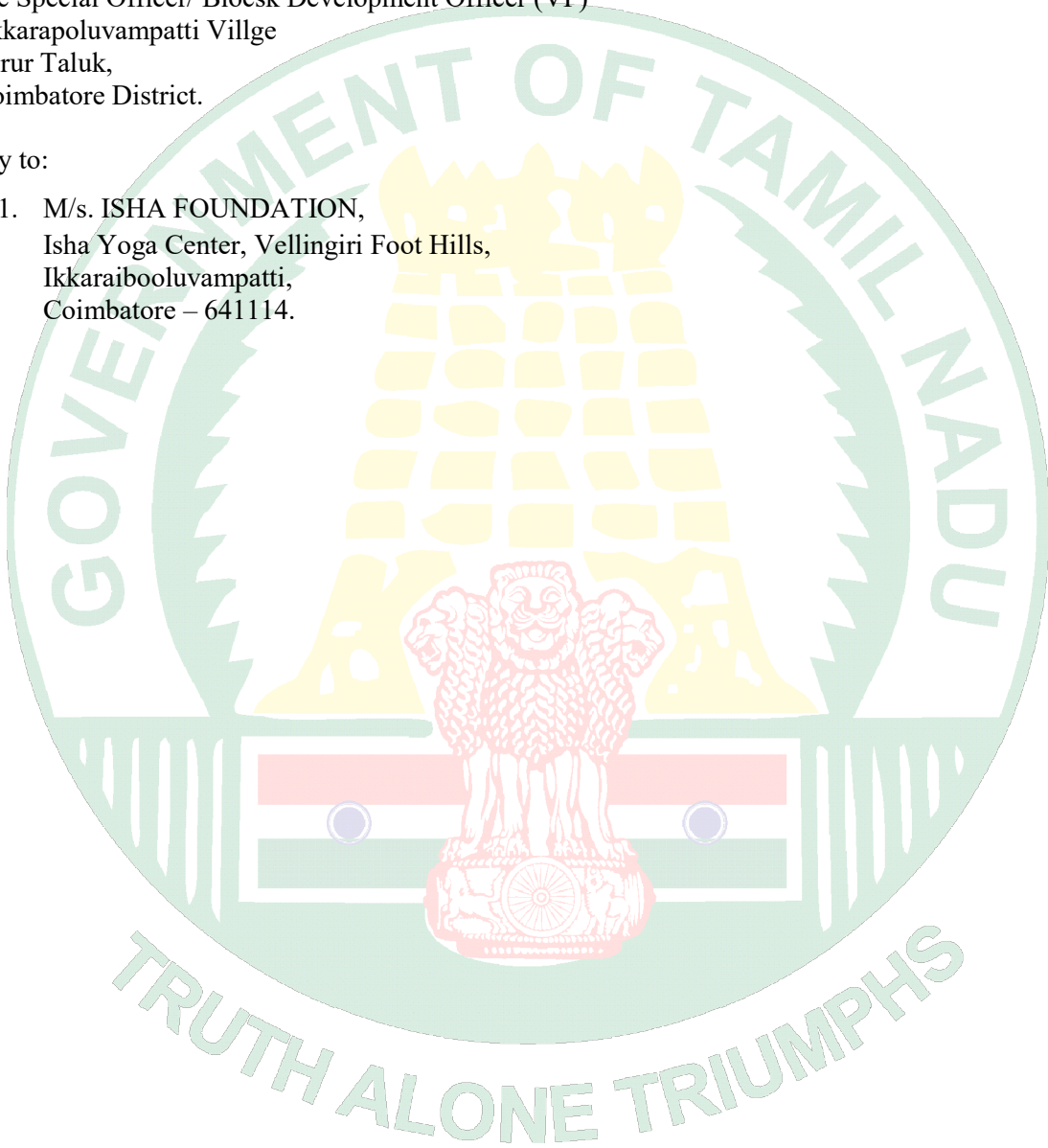
Joint Director (FAC)
District Town and Country Planning Office
Coimbatore District

To

The Special Officer/ Bloosk Development Officer (VP)
Ikkarapoluvampatti Villge
Perur Taluk,
Coimbatore District.

Copy to:

1. M/s. ISHA FOUNDATION,
Isha Yoga Center, Vellingiri Foot Hills,
Ikkaraibooluvampatti,
Coimbatore – 641114.



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.

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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

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

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

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



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/tools



Services we run
for you
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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

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OMR Thoraipakkam,
Chennai 600 097, India
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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.

