

PP

APPROVAL RECORD

Planning Permission

Namakkal

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 MEMBER SECRETARY/ JOINT DIRECTOR (I/C)
COIMBATORE
LOCAL PLANNING AUTHORITY**

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

**PRESENT: R.RAJAGURUM.Tech.,
ASSISTANT DIRECTOR**

ONLINE BUILDING APPLICATION NO : SWP/BPA/007296/2023

Sir,

Subject: School Building - Office of the District of Town and Country planning, Coimbatore-Coimbatore LPA- Coimbatore District- Madukkarai Taluk- Madukkarai Municipality and Village- S.F.No.32/1C2, 32/2A2, and 32/2B1 for the site extent of 13801.56 sqm – Proposal of Additional Construction of Block – B – First and Second Floor School Building for additional FSI Area of 3267.46 sqm - Technical Concurrence issued by The Director, Directorate of town and country planning- Planning permission issued – Forwarded for further action – Regarding.

- Reference:
1. Applicant. Mrs.K.Vanitha Managing Trustee, M/s.Brindavan Educational Trust Online Application Reference No. SWP/BPA/007296/2023, dt:11.02.2023.
 2. The Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Dated: 15.06.2023
 3. DTCP Technical concurrence letter in Roc.No.9248/2022/TCP3 dated :08.07.2022
 4. Member Secretary/Joint Director (i/c) Coimbatore Local planning Authority letter no.8560/2021 dated.18.08.2022
 5. G.O.86,Housing and Urban Development Department,Dated:28.03.2012.
 6. G.O.85,Housing and Urban Development Department,Dated:16.05.2017.
 7. G.O.18,Department of Municipal Administration and WaterSupply, Dated:04.02.2019.
 8. G.O.19, Department of Municipal Administration andWaterSupply,Dated:02.03.2022.
 9. G.O.16 Department of Municipal Administration and WaterSupply,dated:31.01.2020.

10. Director of Town and Country Planning, Chennai circular Letter
Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter
Roc No. 21075/2009/BA1, Dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai circular Letter
Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter
Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. G.O.166,Housing and Urban Development Department,Dated:
23.11.2018.
15. Demand payment Request Letter,Dated:27.06.2023
16. Circular from the Director of Town and Country Planning, Roc
No.4173/2022/TCP5, Dated:12.04.2022
17. District Fire & Rescue Services Department, Coimbatore District
Noc.K.DisNo:359/E1/2023, Dated:09.02.2023.

Feespaid Details for planning permission:

- 1.Centage Charges for Land - Rs.300.00
- 2.Centage chargesforBuilding-Rs.11000.00
- 3.Development Charges for Building - Rs.197100.00
- 4.Development Charges for Land - Rs.58924.00
- 5.Infrastructure and Amenities charges - Rs. 931265.00
6. C C Charges - Rs.106070.00
- 7.Security Deposit Charges - Rs.465633.00
- 8.Shelter Charges - Rs.139502.00
- 9.DisplayBoard -Rs. 1500.00

Order

With reference to the 3rd cited letter, Coimbatore District / LPA, **Madukkarai Taluk– Madukkarai Municipality and Village– S.F.No.32/1C2, 32/2A2, and 32/2B1** for the site extent of 13801.56 sqm Proposal of additional construction of Block B First and Second Floor building of FSI Area of 3267.46 sqm.

The site has been marked as “A to I” and technical concurrence was issued by The Director, Directorate of Town and Country Planning Department, for Additional construction of School building FSI Area of 3267.46 Sqm under section 49 of Town and Country Planning Act, 1971 and numbered as **B.P/DTCP No: 218/2023**.

The area statement for the Proposed Institutional Building

Area of the Site - 13801.56 sqm

Building area details School Building – B Block

S. No	Description	Total Buildup Area(Sqm)	NonFSI Area	FSI Area in Sqm
	Block B			
1	Existing Ground Floor(Approved)	1769.92	136.19	1633.73
2	Proposed First Floor	1769.92	136.19	1633.73
3	Proposed Second Floor	1769.92	136.19	1633.73
4	Head Room	90.64	90.64	-

Total Proposed FSI Area: 3267.46 sqm

In the continuation, With reference to the 15 cited, Demand was issued to the applicant on 27.06.2023. Applicant remitted the required fees and submitted remittance letter in this office through online dated on 27.07.2023.

Therefore, with reference to the 2 and 15 cited. Planning permission is issued for the above proposal. and numbered as **Planning Permission No: 488 அ முதல் எ /2023**. The Duration of

Permission from **28.08.2023 to 27.08.2031**(8 Years) has been accorded with the following conditions.

Special Conditions:

1. The OSR area (ear marked as 1 to 4) 1433.30 Sqm 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 stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.
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 Surveyor 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. 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.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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.
9. 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 be followed.

10. 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 advertise, 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.
11. According to letter No. 8557/2019/GRehs; 08.05.2019; This order is passed subject to the outcome of the writ petition WP(MD) No. 8948 /2019.
12. 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.
13. 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)
 2. If the applicant fails to follow the rules and Norms, the Member Secretary concern cancel or revise the planning permission issued.

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. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided .
8. Fly Ash bricks and Materials to be used Mandatory.
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 professional's details at the place of construction.
10. In case the documents submitted for approval found fake the Planning permission would be cancelled without intimation to the applicant.
11. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
12. Enforcement action Under section 56 & 57 of Tamil nadu Town and country planning Act 1971 must be taken by The concern local body, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
13. Government Registered Electrical Contractor must be employed for wiring works during construction.

Copy to

Joint Director / Member Secretary(i/c),
Coimbatore local Planning
Authority Coimbatore

1. The Commissioner
Madukkarai Municipality,
Madukkarai Village,
Coimbatore
2. Mrs. K VANITHA MANAGING TRUSTEE,
M/S,BRINDHAVAN EDUCATIONAL
TRUST,SF.NO:32/2A,SUNDARAPURAM
MAIN ROAD,MADUKARAI
VILLAGE,COIMBATORE.

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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Property Tracker

Watch a property and hear about it when something new is registered against it.

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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.

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The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

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EC Analyzer

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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

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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

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Master plan check

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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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.

