

PP

APPROVAL RECORD

Planning Permission

Coimbatore

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 : THIRU.R.RAJA GURU,M.Tech.,

ASSISTANT DIRECTOR,

MEMBER SECRETARY/ JOINT DIRECTOR(i.c)

Online Building Plan Application – Planning Permission

Application Number : SWP/BPA/008674/2023

Sir,

Subject: : Additional and Revised College Building –District Town and Country Planning Office-Coimbatore District/LPA/Corporation, Ward-11, Block – 39,T.S.Nos. 1364/2, 1365/1,2 and 1366/4,5,6with a Site Area of 70142.00sq.m - FSI Area of 79366.48Sqm has been already approved – Now revision and additional College building has been added in the already approved site - with a FSI Area of 18972.05Sqm- Technical Concurrence issued by Director of Town and Country Planning Dept, Chennai–Planning permission issued - forwarded for further action - Regarding.

Reference:	1.	Proceedings of the director, Town and country planning office Vide online application No SWP/BPA/008674/2023 Dated 25.7.2023
	2.	Applicant.Thiru.C.V.Ramkumar, SNR Sons Charitable Trust Online Application Reference No. SWP/BPA/008674/2023, dt:03.04.2023.
	3.	Assistant Director / Member Secretary, Coimbatore District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/008674/2023, dt:11.04.2023.
	4.	Commissioner of Town and Country Planning Proceedings Roc No.14050/2014/SplCell, Dated: 12.03.2016
	5.	Assistant Director / Member Secretary, Coimbatore Local Planning Authority Proceedings Roc No:1118/2014, Dated: 26.04.2016.
	6.	G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
	7.	G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
	8.	G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
	9.	G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
	10.	G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
	11.	G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
	12.	circular from the Director of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16.04.2009.
	13.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/BA1, Dated: 27.06.2012.
	14.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/BA1, Dated: 22.09.2017.
	15.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/Spl Cell, Dated: 14.12.2017.

16.	Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17.	Tamil Nadu fire and Rescue Services Department DGP / Director Lr.R.Dis.No.8731/C1/2023, PP.NOC.No.114/2023, dated. 19.07.2023.
18.	Airport Authority of India NOC Id: COIM/SOUTH/B/ 061723/ 763822, Dated: 23.06.2023
19.	HRB Meeting held on 02.06.2023.(Agenda No.4)
20.	Demand payment Request Letter, Dated: 31.7.2023
21.	Applicant.Thiru.C.V.Ramkumar, SNR Sons Charitable Trust Demand remittance letter Dated:1.8.2023

Fees Details

Centage Charge for Building	Rs 110000.00
Infrastructure and Amenities Charges	Rs. 7903088.00
CC Charges	Rs 209341.00
Security Deposit Charges	Rs. 3951544.00
Display Board Charges	Rs 10000.00
Shelter Fees	Rs. 7220965.00
Development Charges for Land	Rs. 561136.00
Development Charges for Building	Rs. 778000.00
Centage Charge for Land	Rs.300.00

Body of the letter:

With reference to the 5th Cited letter, Coimbatore District/LPA/Corporation, Ward-11, Block – 39, T.S.Nos.1364/2, 1365/1,2 and 1366/4,5,6 with a Site Area of 70142.00Sq.m, FSI Area of 79366.48Sq.m has been already approved.

In the above already approved site, the applicant Thiru.C.V.Ramkumar, SNR Sons Charitable Trust has requested for the approval of proposed additional construction of College building for an FSI area 8967.47Sq.m and revised approval of already approved existing college building with a revised FSI Area of 10004.58Sq.m and with total put together FSI area of 98338.53Sq.m.

The above HRB Institute building proposal was placed in High Rise Building Panel meeting held on 02.06.2023.The subject was discussed and suggestions of High Rise Building panel were obtained.

The Assistant Director/ Member secretary of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. The Technical Concurrence is issued by Director , Town and country Planning Dept, Chennai under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 269/2023

With reference to the letter 20th cited, Demand was issued to the applicant on 31.7.2023. Applicant remitted the required fees and submitted remittance letter in this office on 1.8.2023

2. The area statement for the Proposed and Revision of already approved college building Area of Site-70142.00sq.m

Building area details: Proposed and Revision of already approved college building

Block Name	Building details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Area in Sq.m
Physiotherapy College				
1	Ground Floor	912.25	---	912.25
	First Floor	795.46	---	795.46
	Second Floor	785.92	---	785.92
	Third Floor	785.92	---	785.92
	Fourth Floor	785.92	---	785.92
	Fifth Floor	785.92	---	785.92
	Sixth Floor	790.55		790.55
	Seventh Floor	790.55		790.55
	Eighth Floor	810.92		810.92
	Terrace Floor	---	123.61	---
	Total	7243.41	123.61	7367.02
2	Gas Cylinder Room			
	Ground Floor	81.98	---	81.98
3	Multi-Level Parking – 1	1027.53	---	1027.53
4	Multi-Level Parking - 2	614.55	---	614.55
College of Pharmacy & Oncology				
5	Basement Floor	---	231.27	231.27
	Ground Floor	1100.10	---	1100.10
	First Floor	1388.24	---	1388.24
	Second floor	1254.86	---	1254.86
	Third Floor	1218.15	---	1218.15
	Fourth Floor	684.21	---	684.21
	Terrace Floor	---	45.22	45.22
	Total	5645.56	276.49	5922.05
Sri Ramakrishna College of Arts & Science for Women				
6	Ground Floor	18.56	---	18.56
	First Floor	18.56	---	18.56
	Second floor	18.56	---	18.56
	Third Floor	18.56	---	18.56
	Fourth Floor	639.40	---	639.40
	Total	713.64	---	713.64
College of Physiotherapy & Institute of Nursing				
7	Ground Floor	337.84	---	337.84
	First Floor	9.89	---	9.89
	Second floor	9.89	---	9.89
	Third Floor	9.89	---	9.89
	Fourth Floor	1379.17	---	1379.17
	Terrace Floor	---	74.12	---
	Total	1746.68	74.12	1820.80
Causality				
8	Ground Floor	118.28	---	118.28
	First Floor	452.02	---	452.02
	Second Floor	452.02	---	452.02
	Total	1022.32	---	1022.32
Servant Room and Clock Room				
9	Ground Floor	240.84	---	240.84
Laundry and Store Lobby				
10	Ground Floor	92.67	---	92.67

11	Toilet Block-I			
	Ground Floor	62.23	---	62.23
	First Floor	62.23	---	62.23
	Total	124.46	---	124.46
12	Toilet Block – II			
	Ground Floor	131.06	---	131.06
13	Kitchen Cum Gas Room			
	Ground Floor	53.87		53.87
14	Kitchen and Servant room			
	Ground Floor	179.62		179.62
15	Watchman Room			
	Ground Floor	53.86	---	53.86
	Total	18972.05	474.22	19446.27

Proposed additional FSI Area : 8967.47 Sqm

Revision of Already Approved FSI Area :10004.58 Sqm

Existing Already approved FSI Area: 79366.48Sqm

Total FSI Area :18972.05+ 79366.48Sqm = 98338.53Sqm

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 466 /2023** and Duration of Permission from **08.08.2023** to **07.08.2031** (8Years) has been accorded with the following special condition:

1. The OSR area (ear marked as A to L) 7015.00Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Structural design report and drawing for the entire structure from Public Works Department is to be obtained before issue of planning permission.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. 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.
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. 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.
7. 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.

8. According to G.O No 18 Municipal Administration and Water supply Department, 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 and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10. 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 responsibility 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.

Condition:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
2. This Permit is furnished by virtue of power delegated by Coimbatore Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
3. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
4. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority.
 - i). If the details given by the applicant is found to be false (or)
 - ii). If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.
5. 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.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. 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.
9. 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.
10. Mosquito netting to be provided at OHT and well.
11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.

12. Fly Ash bricks and Materials to be used Mandatory.
13. 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.
14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
16. 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.
17. 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.
18. Government Registered Electrical Contractor must be employed for wiring works during construction.
19. Fire rescue equipment should be provided as per Rules.
20. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
21. Fly Ash bricks and Materials must be used for construction.
22. 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.

Encl: Building Plan Map

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

To:

1. SNR SONS CHARITABLE TRUST
No: 395, SAROJINI NAIDU STREET,,
SIDDHAPUDUR, COIMBATORE
Coimbatore: 641011
Phone Number: 04224359983
Mobile Number: 9994412152
Email Id: naveenassociates16@gmail.com

Copy To:

1. The Commissioner
Coimbatore Corporation
Coimbatore

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore

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](#)



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.

