

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

ASSISTANT DIRECTOR,

MEMBER SECRETARY/ JOINT DIRECTOR(i.c)

Online Building Plan Application – Planning Permission

Application Number : SWP/BPA/0019353/2023

Sir,

Subject: : Revised & Additional Institutional Building –District Town and Country Planning Office- Coimbatore Local planning Authority – Coimbatore District- Coimbatore Local Planning Authority/ Corporation, Krishnarayapuram Village - T.S.Nos.1020,1027,1055/2,1021pt,6770 & 6771, Ward No.J (10), Block No.15, 65 & 67- Previously Partly approved - Now additional site area has been added with already approved site - Total Site Area 59580.90sqm-Revised and Proposed additional FSI Area : 85169.04sqm -Technical Concurrence issued by Directorate 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/0019353/2023 Dated 24.2.2024
2.	Applicant. M/s.Kuppuswamy Naidu Charity Trust for Education and Medical Relief, Online Application No.SWP/BPA/0019353/ 2023, dated 14.09.2023
3.	Assistant Director / Joint Director(i/c),Member Secretary, Coimbatore LPA / District Town and country Planning Office,Coimbatore Inspection Report of Online Application No. SWP/BPA/0019353/2023,Dated:03.10.2023.
4.	Member Secretary, Coimbatore LPA, Planning Permission vide Roc No:960/1995/CLPA, Dated: 26.04.1995(Planning PermissionNo.194/1995)
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.01 Housing and Urban Development Department, Dated: 05.01.2021
8.	G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9.	G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
10.	G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
11.	Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12.	Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
13.	Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
14.	Director of Town and Country Planning, Chennai circular Letter

	Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017..
15.	Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16.	Environmental Clearance (EC), Letter No.SEIAATN/F.No.6415/EC/8(a)/889/2022, Dated: 29.11.2022.
17.	. District Fire & Rescue Services, Coimbatore District Noc No: K.Dis No: 14286/FF1/2023,Dated: 29.09.2023.
18.	Demand payment Request Letter, Dated: 29.2.2024
19.	Applicant M/s.Durga Agencies , Demand remittance letter Dated:07.03.2024

Fees Details

Centage Charge for Building	Rs. 191000.00
Infrastructure and Amenities Charges	Rs. 24273450.0
Security Deposit Charges	Rs. 12136725.00
CC Charges	Rs 988173.00
Display Board Charges	Rs 1500.00
Shelter Fees	Rs. 61915095.00
Development Charges for Land	Rs. 526728.00
Development Charges for Building	Rs 3672480.00
Centage Charge for Land	Rs.300.00

Body of the letter:

With reference to the 2nd Cited letter, the applicant M/s.Kuppuswamy Naidu Charity Trust for Education and Medical Relief, has requested for the approval of additional Institutional Building in addition to Planning permission has already been issued in the reference 4thd cited. Now an additional site area has been added to the already approved site area in Coimbatore Taluk/ LPA / Corporation, Krishnarayapuram Village, T.S.Nos. 1020, 1027, 1055/2, 1021pt, 6770 & 6771, Ward No.J (10), Block No.15, 65 & 67 in Total Site area of 59580.90sqm and proposed additional FSI area and constructed building FSI area put together is 85169.04sqm. Assistant Director/ Joint Director (i/c), Member Secretary, Coimbatore Local Planning Authority, District Town and Country Planning Office, Coimbatore has recommended the proposal with a site inspection remarks. Based on the Assistant Director/ Joint Director (i/c), Member Secretary recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to M” and “N to W”.

The Technical Concurrence is issued by Directorate of Town and Country Planning under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 99 /2024**

With reference to the letter 18th cited, Demand was issued to the applicant on 29.2.2024. Applicant remitted the required fees and submitted remittance letter in this office on 07.03.2024

2. The area statement for the Proposed Additional and Revised area statement for Institutional Building is as below. Area of Site - 59580.90sqm

Revised and Proposed Additional Building area statement

S1.No.	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area (Sq.m)
Revised Buildings (Already Constructed)				
1.	BLOCK - 5 - A,B,C & D MAIN BUILDING			
	Ground Floor	13357.73	--	13357.73
	First Floor	11815.09	--	11815.09
	Second Floor	11741.72	--	11741.72
	Third Floor	4248.03	--	4248.03
	Fourth Floor	2865.71	--	2865.71
	Terrace Floor	--	498.41	498.41
2.	Block – 6 Kitchen			
	Ground floor	13.33	--	13.33
3.	Block – 7 – Toilet & Cycle Stand – 1 & II	527.04		527.04
4.	Block – 8 – Over Head Tank 1 & II			
	Ground Floor	31.40	--	31.40
5.	Block – 9 Pump House			
	Ground Floor	10.50	--	10.50
6.	Block – 10 Setting Tank			
	Ground Floor	35.30	--	35.30
7.	Block – 11 – UG Sump			
	Ground floor	79.71	--	79.71
8	Block – 13 – Institute of Nursing John Esther Lazarus Block, Principals Quarters, Carriage shed, Two wheelers, Parking shed.			
	Ground Floor	1914.24	--	1914.24
	First Floor	1455.69	--	1455.69
	Second Floor	1455.69	--	1455.69
	Terrace Floor	--	87.60	87.60
9	Block – 14 – Medical Record Room, Meditation Hall & Servant Room			
	Ground Floor	461.70	--	461.70
	First Floor	333.01	--	333.01
	Second Floor	333.01	--	333.01
10	Block – 15 – Doctors Quarters 1&II, Laundry and Hostel			
	Ground Floor	1439.64	--	1439.64
	First Floor	1068.99	--	1068.99
	Second Floor	1002.73	--	1002.73
	Third Floor	494.32	--	494.32
	Fourth Floor	265.39		265.39
	Terrace Floor	--	41.05	41.05
11	Block 16 – Chiller Building			
	Basement Floor	--	243.77	243.77
	Ground Floor	354.87	---	354.87
	First Floor	309.54	---	309.54
	Terrace Floor	---	35.23	35.23
12	Block – 17 Over Head Tank			

	Ground Floor	24.13	---	24.13
	First Floor	24.13	---	24.13
13	Block – 18 Servant Rest Room			
	Ground Floor	109.31	--	109.31
14	Block – 19 Servant Toilet			
	Ground Floor	91.08	--	91.08
15	Block – 20 Bio Gas Plant			
	Ground Floor	29.64	--	29.64
16	Block 21 – Effluent Treatment Plant			
	Ground Floor	34.33	--	34.33
17	Block 22 – Watchmen Booth			
	Ground Floor	22.30	--	22.30
18	Block 23 – Multilevel Parking shed			
	Ground floor	1856.69		1856.69
19	Block 24 – STP, R.O. Plant & Power Room			
	Ground floor	307.25		307.25
20	Block 25 – Power House, Generator Room, Toilet & Diesel Yard			
	Ground floor	250.25		250.25
21	Block 26 – Drivers Waiting shed & Toilet			
	Ground floor	52.55		52.55
22	Block 27 Security			
	Ground floor	6.26		6.26
	Total	58422.30	906.06	59328.36
Proposed Building Area Statement in Sqm				
S1.No.	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area (Sq.m)
1	Block – 1 – E Block – Institute of Child Health			
	Basement Floor	85.76	1099.24	1185.00
	Ground Floor	1221.73	--	1221.73
	First Floor	1080.00	--	1080.00
	Second Floor	1080.00	--	1080.00
	Third Floor	1080.00	--	1080.00
	Fourth Floor	1080.00	--	1080.00
	Terrace Floor	--	175.35	175.35
2	Block – 2 – F Block – Institute of Cardiac Health			
	Basement Floor	14.82	1521.18	1536.00
	Ground Floor	1536.00	--	1536.00
	First Floor	1536.00	--	1536.00
	Second Floor	1536.00	--	1536.00
	Third Floor	1536.00	--	1536.00
	Fourth Floor	1536.00	--	1536.00
	Terrace Floor	--	131.14	131.14
3	Block – 3 Boys Hostel			
	Ground Floor	309.35	--	309.35
	First Floor	309.35	--	309.35
	Second Floor	309.35	--	309.35
	Third Floor	309.35	--	309.35

	Fourth Floor	309.35	--	309.35
	Fifth Floor	309.35	--	309.35
	Terrace Floor	--	54.39	54.39
4	Block – 4 GKNM College of Nursing & Girls Hostel			
	Basement Floor	75.73	2515.34	2591.07
	Ground Floor	2086.60	--	2086.60
	First Floor	1881.20		1881.20
	Second Floor	1881.20		1881.20
	Third Floor	1881.20		1881.20
	Fourth Floor	1881.20		1881.20
	Fifth Floor	1881.20		1881.20
	Terrace Floor	--	240.16	240.16
	Total	26746.74	5736.80	32483.54

Total FSI area - 26746.74 Sq.m

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 168/2024** and Duration of Permission from **14.3.2024** to **13.03.2032** (8Years) has been accorded with the following special condition:

1. The OSR-1 (ear marked as I to IV) area 3855.62Sq.m and OSR-2 (ear marked as V to VIII) area 2739.75Sq.m, Total OSR area 6595.37Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. As per TNCD&BR 2019, Annexure IX, rule 35(23) Regulations for Special Provisions for Hospital Buildings shall be followed.
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. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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. 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.
9. 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.
10. 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.
11. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
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.
 - 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 The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:

1. THE KUPPUSWAMY NAIDU CHARITY TRUST FOR EDUCATION AND
MEDICAL RELIEF

CHIEF EXECUTIVE OFFICER, PAPPANAICKENPALAYAM,
Coimbatore: 641037

Mobile Number: 9994409123

Email Id: naveenassociates16@gmail.com

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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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.

[/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

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
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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

Land survey, soil testing, architecture and construction

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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.

