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.

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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: R. RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number - SWP/BPA/031879/2023

Sir,

Subject : Additional Institutional Building– DTCP, Chennai –Coimbatore District / LPA /Corporation, Coimbatore North Taluk, Krishnarayapuram Village, T.S.Nos.10/12, of Block No -1Ward –AA(27), and Coimbatore South Taluk, Sowripalayam Village T.S.No.3,4,6pt, of Block No.1, and T.S.No.110pt of Block No -2, Ward – AA(27),with a Approved site area of 130473.00sqm Already approved FSI Area: 57730.92sqm. Now Proposed additional FSI Area: 30197.25sqm –Total FSI Area – 87928. 17Sqm.Technical Concurrence issued from Director, directorate of town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference :

1. M/s S.N.R.Sons Charitable Trust, Online Application Reference No. SWP/BPA/0031879/2023, Received Dated: 08.10.2023.
2. Director, directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 12.01.2024
3. Director of Town and Country Planning, Chennai Letter Roc No. 25311/2015/ Spl Cell, dated. 12.02.2016(Technical Concurrence No. 76/2016).
4. This office Planning Permission in Roc. No. 5451/2015/Coimbatore LPA-3, dated. 10.02.2017 (Approval No. 18/2017).
5. HRB Meeting held on 01.12.2023 (Subject No.04)
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 andWaterSupply,Dated:04.02.2019.
10. G.O.16, Department of Municipal Administration and WaterSupply,Dated:31.01.2020
11. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
12. Circular from the Commissioner of Town and Country Planning,Roc No.7486/2009/PA2, Dated:16-04-2009.
13. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
14. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
15. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17. Director of Fire and Rescue Services Department Noc.R.Dis.No.15558/C1/2023,PPNoc No.203/2023,Dated:22.12.2023.
18. Airport Authority of India NOC ID No. COIM/SOUTH/B/090823/788023Dated:06.10.2023
19. Demand payment Request Letter, Dated: 19.01.2024
20. Applicant M/s S.N.R. Sons Charitable Trust, Coimbatore demand remittance letter dated :23.01.2024

Fees Details

Centage Charge for Building	-	Rs.160000. 00
Centage for Land	-	Rs. 300. 00
Development Charge for Building	-	Rs. 1225560. 00
Development Charge for Land	-	Rs. 1043784. 00
Infrastructure and Amenities Charges	-	Rs.11501474. 00
Security Deposit	-	Rs. 5745737. 00
Display Board Charges	-	Rs. 10000. 00
CC Charges	-	Rs. 329768. 00
Shelter Charges	-	Rs. 8051968. 00
Premium FSI Charges	-	Not Applicable
OSR Charges	-	Provided

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Additional Institutional building in District/ LPA/ Corporation, Coimbatore North Taluk, Krishnarayapuram Village, T.S.Nos.10/12, of Block No -1, Ward –AA(27), and Coimbatore South Taluk, Sowripalayam Village T.S.No.3,4,6pt, of Block No.1, and T.S.No.110pt of Block No -2, Ward – AA(27),with a site area of 130473.00sqm and with FSI Area of 57730.92sqm. Institutional building has been already approved. In the above already approved site the applicant M/s.S.N.R.Sons Charitable Trust, has requested for the approval of Proposed Additional Institutional building with FSI area of 30197.25sqm, already approved and proposed additional FSI area put together is 87928.17Sq.m. The above HRB Commercial proposal was placed in High Rise Building Panel Meeting held on 01.12.2023. The subject was discussed and suggestions of High Rise Building Panel were obtained. . The concurrence for site issued vide The Director, Directorate of Town and Country Planning Department, Chennai Clearance for Proposal of Additional Institution building for FSI area 30197.25sqm sq.m. with Building Plan No **B.P/DTCP No.25/2024. This Office Planning Permission No- 32 '1'முதல்'27' வரை /2024. and Duration** from 30.01.2024 to 29.01.2032 (8Years). Planning Permission has been issued with the following common and special conditions.

Area of Site - 130473.00 Sq.m

Building details : Institutional Building

Building details: PROPOSED HIGH RISE BUILDING - Institutional

FLOOR NAME	FSI (Sqm)	Non FSI Area (Sqm)	Total Build up Area (Sqm)
Ground floor	371.43	-	371.43
First Floor	333.31	-	333.31
Second Floor	333.31	-	333.31
Third Floor	333.31	-	333.31
Fourth Floor	333.31	-	333.31
Fifth Floor	333.31	-	333.31
Sixth Floor	345.67	-	345.67
Seventh Floor	333.31	-	333.31
Eighth Floor	333.31	-	333.31
Terrace floor	---	88.27	88.27
TOTAL	**3050.27**	**88.27**	**3138.54**

Building details: PROPOSED HIGH RISE BUILDING

Block-2 - Hostel -II			
FLOOR NAME	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**Total Build up Area (Sqm)**
Basement Floor	753.22	-	753.22
Ground floor	753.22	-	753.22

First Floor	726.42	-	726.42
Second Floor	726.42	-	726.42
Third Floor	726.42	-	726.42
Fourth Floor	726.42	-	726.42
Fifth Floor	726.42	-	726.42
Sixth Floor	726.42	-	726.42
Seventh Floor	726.42	-	726.42
Eighth Floor	726.42	-	726.42
Terrace floor	---	103.50	103.50
TOTAL	**7317.80**	**103.50**	**7421.30**

Revision from Already Approved Buildings and To be Approved Existing Buildings area Statement in sq.m

BLOCK – 3 - MAIN BUILDING – C BLOCK EXTENSION						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	2715.68	-	152.66	-	2868.34	-
First Floor	1169.42	-	58.57	-	1227.99	-
Second Floor	311.14	-	235.48	-	546.62	-
Third Floor	311.14	-	-	-	311.14	
Terrace Floor	-	21.65	-	-	-	21.65
TOTAL AREA	**4507.38**	**21.65**	**446.71**	**-**	**4954.09**	**21.65**

BLOCK – 4 - D BLOCK EXTENSION

Floor Name	Exg. App. Area		To Be App. Area		TOTAL AREA	
	F.S.I. (Sqm)	Non FSI (Sqm)	FSI (Sqm)	Non FSI Area (Sqm)	F.S.I.(Sqm)	Non FSI(Sqm)
Ground Floor	1071.11	-	693.22	-	1764.33	-
First Floor	1071.11	-	653.92	-	1725.03	-
Second Floor	1032.41	-	692.62	-	1725.03	-
Third Floor	1032.41	-	692.62	-	1725.03	
Terrace Floor	-	130.36	-	42.97	-	173.33
TOTAL AREA	**4207.04**	**130.36**	**2732.38**	**42.97**	**6939.42**	**173.33**

BLOCK – 5 – E- BLOCK						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	792.82	-	792.82	-
First Floor	-	-	746.76	-	746.76	-
Second Floor	-	-	746.76	-	746.76	-
Third Floor	-	-	746.76	-	746.76	
TOTAL AREA	**-**	**-**	**3033.10**	**-**	**3033.10**	**-**

BLOCK – 6 – INDOOR GAMES			
Floor Name	**Exg. App. Area**	**To Be App. Area**	**TOTAL AREA**

	F.S.I. (Sqm)	Non FSI (Sqm)	FSI (Sqm)	Non FSI Area (Sqm)	F.S.I.(Sqm)	Non FSI(Sqm)
Ground Floor	-	-	583.19	-	583.19	-
TOTAL AREA	**-**	**-**	**583.19**	**-**	**583.19**	**-**

BLOCK – 7 – PLAYER PAVILION REGIONAL BUILDING						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	367.41	-	367.41	-
TOTAL AREA	**-**	**-**	**367.41**	**-**	**367.41**	**-**

BLOCK – 8 – KITCHEN						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	124.62	-	124.62	-
TOTAL AREA	**-**	**-**	**124.62**	**-**	**124.62**	**-**

BLOCK – 9 – WATCHMEN ROOM			
Floor Name	**Exg. App. Area**	**To Be App. Area**	**TOTAL AREA**

	F.S.I. (Sqm)	Non FSI (Sqm)	FSI (Sqm)	Non FSI Area (Sqm)	F.S.I.(Sqm)	Non FSI(Sqm)
Ground Floor	45.60	-	27.38	-	72.98	-
TOTAL AREA	**45.60**	**-**	**27.38**	**-**	**72.98**	**-**

BLOCK – 10 – SERVANT ROOM						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	159.50	-	213.88	-	373.38	-
TOTAL AREA	**159.50**	**-**	**213.88**	**-**	**373.88**	**-**

BLOCK – 11 – TOILET BLOCK						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	68.50	-	68.50	-
TOTAL AREA	**-**	**-**	**68.50**	**-**	**68.50**	**-**

BLOCK – 12 – WATCHMEN ROOM & TOILET			
Floor Name	**Exg. App. Area**	**To Be App. Area**	**TOTAL AREA**

	F.S.I. (Sqm)	Non FSI (Sqm)	FSI (Sqm)	Non FSI Area (Sqm)	F.S.I.(Sqm)	Non FSI(Sqm)
Ground Floor	-	-	189.70	-	189.70	-
TOTAL AREA	**-**	**-**	**189.70**	**-**	**189.70**	**-**

BLOCK – 13 – CAMERA STAND 1 & 2						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	137.52	-	137.52	-
TOTAL AREA	**-**	**-**	**137.52**	**-**	**137.52**	**-**

BLOCK – 14 – STEEL CONTAINER – 1						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	62.28		62.28	
First Floor	-	-	62.28	-	62.28	-
TOTAL AREA	**-**	**-**	**124.56**	**-**	**124.56**	**-**

BLOCK – 15 – STEEL CONTAINER – 2

Floor Name	Exg. App. Area		To Be App. Area		TOTAL AREA	
	F.S.I. (Sqm)	Non FSI (Sqm)	FSI (Sqm)	Non FSI Area (Sqm)	F.S.I.(Sqm)	Non FSI(Sqm)
Ground Floor	-	-	42.27		42.27	
First Floor	-	-	42.27	-	42.27	-
TOTAL AREA	**-**	**-**	**84.54**	**-**	**84.54**	**-**

BLOCK – 16 – STEEL CONTAINER - 3						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	29.97	-	29.97	-
TOTAL AREA	**-**	**-**	**29.97**	**-**	**29.97**	**-**

BLOCK – 17 – STEEL CONTAINER – 4 – 2 Nos.						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	18.00	-	18.00	-
TOTAL AREA	**-**	**-**	**18.00**	**-**	**18.00**	**-**

BLOCK – 18 – GENTS WC

Floor Name	Exg. App. Area		To Be App. Area		TOTAL AREA	
	F.S.I. (Sqm)	Non FSI (Sqm)	FSI (Sqm)	Non FSI Area (Sqm)	F.S.I.(Sqm)	Non FSI(Sqm)
Ground Floor	-	-	25.21	-	25.21	-
TOTAL AREA	**-**	**-**	**25.21**	**-**	**25.21**	**-**

BLOCK – 19 – GENTS BATH						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	50.31	-	50.31	-
TOTAL AREA	**-**	**-**	**50.31**	**-**	**50.31**	**-**

BLOCK – 20 – LADIES TOILET						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	17.16	-	17.16	-
TOTAL AREA	**-**	**-**	**17.16**	**-**	**17.16**	**-**

BLOCK – 21 – TWO WHEELER PARKING - 1						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	83.84	-	83.84	-
TOTAL AREA	**-**	**-**	**83.84**	**-**	**83.84**	**-**

BLOCK – 22 – TWO WHEELER PARKING - 2						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	26.56	-	26.56	-
TOTAL AREA	**-**	**-**	**26.56**	**-**	**26.56**	**-**

BLOCK – 23 – WATCHMEN ROOM & TOILET						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	37.99	-	37.99	-

TOTAL AREA	**-**	**-**	**37.99**	**-**	**37.99**	**-**

BLOCK – 24 – STORE						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	56.86	-	56.86	-
TOTAL AREA	**-**	**-**	**56.86**	**-**	**56.86**	**-**

BLOCK – 25 – LAMP POST – 4 Nos.						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	238.72	-	238.72	-
TOTAL AREA	**-**	**-**	**238.72**	**-**	**238.72**	**-**

BLOCK – 26 – STEEL CONTAINER						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	11.01	-	11.01	-
TOTAL AREA	**-**	**-**	**11.01**	**-**	**11.01**	**-**

BLOCK – 27 – STEEL CONTAINER						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	53.38	-	53.38	
First Floor	-	-	53.38	-	53.38	-
TOTAL AREA	**-**	**-**	**106.76**	**-**	**106.76**	**-**

BLOCK – 28 – CLOCK ROOM						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	13.60	-	13.60	-
TOTAL AREA	**-**	**-**	**13.60**	**-**	**13.60**	**-**

BLOCK – 29 – WATCHMEN ROOM						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	8.76	-	8.76	-

TOTAL AREA	**-**	**-**	**8.76**	**-**	**8.76**	**-**

BLOCK – 30 – PARKING AREA						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	67.65	-	67.65	-
TOTAL AREA	**-**	**-**	**67.65**	**-**	**67.65**	**-**

BLOCK – 31 – PARKING AREA						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	177.29	-	177.29	-
TOTAL AREA	**-**	**-**	**177.29**	**-**	**177.29**	**-**

BLOCK – 32 – DENTAL COLLEGE & LADIES HOSTEL						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	1631.66	-	8.76	-	1640.42	-

First Floor	1088.86	-	305.39	-	1394.25	-
Second Floor	1088.86	-	-	-	1088.86	-
Third Floor	1088.86	-	-	-	1088.86	
Terrace Floor	-	46.40	-	-	-	46.40
TOTAL AREA	**4898.24**	**46.40**	**314.15**	**-**	**5212.39**	**46.40**

BLOCK – 33 – STAFF QUARTERS						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	373.26	-	96.00	-	469.26	-
First Floor	373.26	-	96.00	-	469.26	-
Second Floor	373.26	-	96.00	-	469.26	-
Terrace Floor	-	11.19	-	6.41	-	17.60
TOTAL AREA	**1119.78**	**11.19**	**288.00**	**6.41**	**1407.78**	**17.60**

BLOCK – 34 – GIRLS HOSTEL						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	1015.05	-	1015.05	-
First Floor	-	-	929.83	-	929.83	-
Second Floor	-	-	929.83	-	929.83	-
Third Floor	-	-	929.83	-	929.83	

Fourth Floor	-	-	929.83	-	929.83	
Terrace Floor	-	-	-	137.99	-	137.99
TOTAL AREA	**-**	**-**	**4734.37**	**137.99**	**4734.37**	**137.99**

BLOCK – 35 – PARKING AREA						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	149.52	-	149.52	-
TOTAL AREA	**-**	**-**	**149.52**	**-**	**149.52**	**-**

BLOCK – 36 – CANTEEN						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	136.94	-	168.22	-	305.16	-
First Floor	123.88	-	5.63	-	129.51	
TOTAL AREA	**260.82**	**-**	**173.85**	**-**	**434.67**	**-**

BLOCK – 37 – GENSET ROOM						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	49.44	-	49.44	-

TOTAL AREA	**-**	**-**	**49.44**	**-**	**49.44**	**-**

BLOCK – 38 – TOILET - I						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	11.88	-	11.88	-
TOTAL AREA	**-**	**-**	**11.88**	**-**	**11.88**	**-**

BLOCK – 39 – TOILET - II						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	18.65	-	18.65	-
TOTAL AREA	**-**	**-**	**18.65**	**-**	**18.65**	**-**

BLOCK – 40 – TOILET - III						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	13.42	-	13.42	-

TOTAL AREA	**-**	**-**	**13.42**	**-**	**13.42**	**-**

BLOCK – 41 – TOILET - IV						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	8.44	-	8.44	-
TOTAL AREA	**-**	**-**	**8.44**	**-**	**8.44**	**-**

BLOCK – 42 – LABOUR REST ROOM - I						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	89.65	-	89.65	-
TOTAL AREA	**-**	**-**	**89.65**	**-**	**89.65**	**-**

BLOCK – 43 – LABOUR REST ROOM - II						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	238.29	-	149.76	-	388.05	-
TOTAL AREA	**238.29**	**-**	**149.76**	**-**	**388.05**	**-**

BLOCK – 44 – SRI RAMAKRISHNA CENTRAL SCHOOL						
Floor Name	**Exg. App. Area**		**To Be App. Area**		**TOTAL AREA**	
	F.S.I. (Sqm)	**Non FSI (Sqm)**	**FSI (Sqm)**	**Non FSI Area (Sqm)**	**F.S.I.(Sqm)**	**Non FSI(Sqm)**
Ground Floor	-	-	1257.27	-	1257.27	-
First Floor	-	-	1155.97	-	1155.97	-
Second Floor	-	-	1155.97	-	1155.97	-
Third Floor	-	-	1155.97	-	1155.97	
Terrace Floor	-	-	-	61.36	-	61.36
TOTAL AREA	**-**	**-**	**4725.18**	**61.36**	**4725.18**	**61.36**

Already Approved FSI Area : 57730.92 sq.m

Proposed Additional FSI Area : 30197.25 sq.m

Total FSI Area : 87928.17 sq.m

Special Conditions

1. The OSR – 1 (earmarked as A to J) area 5857.48 Sqm, OSR – 2 (earmarked as K to O) area 5524.90Sqm, OSR -3 (earmarked as P to S)area 1941.52 Sqm Total OSR Area – 13323.90 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. 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.

4. Conditions Stipulated in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.
6. 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.
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. As per Annexure XVII, Sl.No.5 of TNCDBR 2019, 110KVA EB line NOC is to be obtained.
9. “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.
10. According to letter No .8557/2019/GRdated:08.05.2019,this order is passed subject to the outcome of the writ petition WP(MD) No. 8948 / 2019.
11. According to G.O No 18 Department of Municipal Administration and WaterSupply, 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. 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 responsiblefor 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 orpremises 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 Coimbatore Local Planning Authority
   1.If the 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.

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 WaterSupply,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 MAWS 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.

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

To,:

The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to:

M/s S.N.R SONS CHARITABLE TRUST,
No: 395, SAROJINI NAIDU STREET,
SIDDHAPUDUR,
Coimbatore- 641044

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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
/landlens/one

Verified RealEstate™

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

Verified RealEstate
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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.