

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 (INCHARGE)



COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: G. PURUSHOTHAMAN B.E., M. Plan.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number - SWP/BPA/0057166/2023

Sir,

Subject : **Additional Institutional Building** - District Town and Country planning - Local Planning Authority - Coimbatore District/Corporation – Perur Taluk, Kuniyamuthur Village, Survey Nos. 23/1A, 2A, 3A, 24/1A, 2, 3, 25/1, 2, 3, 4, 26/2, 35/1, 2, 3, 4, 36/1A, 2A, 3A2, 4, 37/1, 2, 3, 38/1, 2, 3, 4, 5, 6, 51/1, 51/3pt, 51/4pt, 679pt, 680/1pt, 680/2pt and 682 with a site area of 234155.24 Sqm and FSI area of 130470.28sq.m has been already approved – Now revised site area with S.Nos.23/1A, 2A, 3A, 24/1A, 2, 3, 25/1, 2, 3, 4, 26/2, 35/1, 2, 3, 4, 36/1A, 2A, 3A2, 4, 37/1, 2, 3, 38/1, 2, 3, 4, 5, 6, 51/1, 51/3C, 51/4C, 679/3, 680/1C, 680/2C and 682 - Revised site area 233704sq.m – Additional FSI area of 47485.24sqm – Total Existing and Proposed Institutional building FSI area of 177955.52 sq.m - Technical Concurrence issued from Director, directorate of town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

- Reference:
1. M/s.VLB TRUST, Online Application Reference No. SWP/BPA/0057166/2023, Received dated:16.11.2023
 2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 15.06.2024
 3. Assistant Director/Member Secretary, District Town and country Planning office, Coimbatore District Inspection Report of Online Application No. SWP/ BPA/ 0057166/ 2023, Dated:27.01.2024.
 4. Director of Town and Country Planning, Technical Concurrence issued vide letter Roc.No.40/2016/Spl.cell, Dated:11.02.2016. (Technical Concurrence No.52/2016).

5. Member Secretary, Coimbatore Local planning authority, Roc.No.6579/2015/LPA1,Dated:13.04.2016.(Planning permission number 70‘A’/2016)
6. The Collector meeting Resolution No- 02, Dated: 29.06.2024
7. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
8. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
9. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
10. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
11. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
12. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
13. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
14. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
15. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
16. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
18. Demand payment Request Letter, Dated: 20.06.2024
19. District Fire & Rescue Services NOC, Coimbatore District K.Dis.No.4576/D1/2024, Dated: 07.03.2024
20. Applicant M/s.VLB TRUST, Coimbatore Online Coimbatore demand remittance letter dated: 25.06.2024

Fees Details

Centage Charge for Building	-	Rs. 116000. 00
Centage for Land	-	Rs. 300. 00
Development Charge for Building	-	Rs. 7138560. 00
Development Charge for Land	-	Rs. 1869632. 00
Infrastructure and Amenities Charges	-	Rs. 13533510. 00
Security Deposit	-	Rs. 6766755. 00
Display Board Charges	-	Rs. 1500. 00
CC Charges	-	Rs. 1920809. 00
Shelter Charges	-	Rs. 6704041. 00
Premium FSI Charges	-	Not Applicable
OSR Charges	-	OSR Provided.

ORDER

With reference to the 3rd and 4th cited letter, Coimbatore District / LPA /Corporation, Kuniyamuthur Village, S.F.Nos. 23/1A, 2A, 3A, 24/1A, 2, 3, 25/1, 2, 3, 4, 26/2, 35/1, 2, 3, 4, 36/1A, 2A, 3A2, 4, 37/1, 2, 3, 38/1, 2, 3, 4, 5, 6, 51/1, 51/3pt, 51/4pt, 679pt, 680/1pt, 680/2pt and 682 with a site area of 234155.24Sqm and FSI area of 130470. 28sq.m has been already approved Institutional building. Now revised site area with S.F.Nos.23/1A, 2A, 3A, 24/1A, 2, 3, 25/1, 2, 3, 4, 26/2, 35/1, 2, 3, 4, 36/1A, 2A, 3A2, 4, 37/1, 2, 3, 38/1, 2, 3, 4, 5, 6, 51/1, 51/3C, 51/4C, 679/3, 680/1C, 680/2C and 682 with Revised site area 233704 sq.m . The site has been marked as “1 to 41” and concurrence for site issued vide and The Director, Directorate of Town and Country Planning Department, Chennai Concurrence for the proposed Additional FSI area of 47485.24 sq.m has been proposed. Total Existing and Proposed Institutional Building FSI area put together is 177955.52 sq.m. with Building Plan No **B.P/DTCP No.264 /2024. This Office Planning Permission No – 737 /2024. And Duration** from 20.11.2024 to 19.11.2032 (8Years). Planning Permission has been issued with the following common and special conditions.

Area of Site - 233704.00 sq.m

Additional Institutional Building Area Details

Block Name Floor Name	FSI Area in Sq.m				Total Built-up Area in Sq.m
		Covered Parking	OTS Deduction	Non FSI Area	
Proposed Building – 01 Block – 26					
Ground Floor	1858.40	--	--	--	1858.40
First Floor	1653.44	--	127.91	--	1653.44
Second Floor	1653.44	--	127.91	--	1653.44
Third Floor	1653.44	--	127.91	--	1653.44
Terrace Floor	--	--	--	97.94	97.94
Proposed Building – 02 Block – 24					
Ground Floor	2758.80	--	--	--	2758.80
First Floor	2667.30	--	--	--	2667.30
Second Floor	2667.30	--	--	--	2667.30
Third Floor	2667.30	--	--	--	2667.30
Terrace Floor	--	--	--	117.78	117.78
Proposed Building – 03 Block - 25					
Ground Floor	1179.84	--	--	--	1179.84
First Floor	1127.98	--	51.86	--	1127.98
Second Floor	1127.98	--	51.86	--	1127.98
Third Floor	1127.98	--	51.86	--	1127.98
Terrace Floor		--	--	47.77	47.77
Proposed Building – 04 Block - 13					
Ground Floor	1753.28	--	--	--	1753.28

First Floor	1215.41	--	441.35	--	1215.41
Second Floor	1557.86	--	98.90	--	1557.86
Third Floor	1557.86	--	98.90	--	1557.86
Fourth Floor	1557.86	--	98.90	--	1557.86
Terrace Floor	--	--	--	66.52	66.52
Proposed Building – 05 Block - 6					
Ground Floor	782.30	--	--	--	782.30
First Floor	782.30	--	--	--	782.30
Second Floor	782.30	--	--	--	782.30
Third Floor	782.30	--	--	--	782.30
Terrace Floor	--	--	--	54.73	54.73
Proposed Building – 07 Block - 27					
Ground Floor	1042.32	--	186.35	--	1042.32
First Floor	1028.99	--	186.35	--	1028.99
Second Floor	1028.99	--	186.35	--	1028.99
Third Floor	1028.99	--	186.35	--	1028.99
Terrace Floor	--	--	--	39.54	39.54
Proposed Building – 08 Block - 28					
Ground Floor	1042.32	--	186.35	--	1042.32
First Floor	1028.99	--	186.35	--	1028.99
Second Floor	1028.99	--	186.35	--	1028.99
Third Floor	1028.99	--	186.35	--	1028.99
Terrace Floor	--	--	-	39.54	39.54

Proposed Building – 09 Block - 23					
Ground Floor	1280.14	--	41.66	--	1280.14
First Floor	421.94	--	--	--	421.94
Proposed Building – 06 Block - 22					
Ground Floor	1240.58	--	--	--	1240.58
First Floor	1123.11	--	--	--	1123.11
Second Floor	1123.11	--	--	--	1123.11
Third Floor	1123.11	--	--	--	1123.11
Terrace Floor	--	--	--	44.06	44.06
Total Area	47485.24		2955.20	507.88	47993.12

Already approved FSI Area - 130470.28 Sq.m

Proposed FSI Area - 47485.24 Sq.m

Total FSI Area - 177955.52 Sq.m

Special Conditions

1. The OSR I (A1 to A4) area 1121.17Sq.m, OSR II (A5 to A10) area 1747.27Sq.m OSR III (A11 to A14) area 1855.07Sq.m, OSR IV (A15 to A33) area 18730.77 Sq.m, total OSR area 23454.28Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. Environmental Clearance Certificate File No – 11361 Dated: 15.11.2024
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 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. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical Concurrence 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.
8. 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.
9. 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.
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. 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.

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 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. Fire Rescue equipment should be provided as per Rules.

15. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
16. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
17. 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.
18. 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.
19. 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 VLB Trust,,
VLB Nagar,
Kovaipudur (Post),
Kuniyamuthur,
Coimbatore-641042.,

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.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

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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

Water bodies finder

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Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

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/tools



Services we run
for you
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The LandLens
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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.

