

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: R. RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number - SWP/BPA/069747/2024

Sir,

Subject : **Additional & Proposed School Building** – District Town and Country Planning office – Hill Area Conservation Authority - Coimbatore District – Coimbatore Corporation – South Zone - Perur Taluk - Sundakkamuthur Village - S.F. Nos: 43/2D1 & 43/2D2A2 extent of site area is 5061.00 Sqm – Additional and Proposed construction of School Building for FSI area 2274.28 sqm - Technical clearance issued from Director, directorate of town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

- Reference:
1. M/s. SRI SIDHAR GNANA PEEDAM TRUST, Coimbatore Online Application Reference No. SWP/BPA/069747/2024, Received Dated: 30.11.2023, 01.12.2023, 13.03.2024, 12.06.2024, 04.07.2024, 27.09.2024 & 30.09.2024.
 2. Director, directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 05.10.2024
 3. This Office Planning permission letter Roc.No.1459/2014/LPA1, Dated: 19.06.2014.
 4. Principal Chief Conservator of Forests, Tamilnadu forest Department, Chennai vide Roc. No K.Dis.C.No.TS2/14751/2024 Dated :11.06.2024
 5. Deputy Director, Department of Geology and Mining, Coimbatore ROC.No 55/Mines /2024 Dated: 29.01.2024
 6. Chief Engineer, Agricultural Engineering Department, Chennai vide ம.பா.ஆ(க)1/2609/2024 Dated: 05.02.2024

7. Revenue Divisional officer, Coimbatore Roc.No
மு.மு.10231/2023/அ1 , Dated: 20.02.2024
8. G.O.86, Housing and Urban Development Department, Dated:
28.03.2012.
9. G.O.85, Housing and Urban Development Department, Dated:
16.05.2017.
10. G.O.01, Housing and Urban Development Department, Dated:
05.01.2021
11. G.O.18, Department of Municipal Administration and Water
Supply, Dated:04.02.2019.
12. G.O.16, Department of Municipal Administration and Water
Supply, Dated:31.01.2020
13. G.O.54 Housing and Urban Development Department, Dated:
12.03.2020
14. Circular from the Commissioner of Town and Country Planning,
Roc No.7486/2009/PA2, Dated:16-04-2009.
15. Circular from the Commissioner of Town and Country Planning,
Roc No.21075/2009/PA1, Dated:27-06-2012.
16. Circular from the Commissioner of Town and Country Planning,
Roc No.12201/2017/PA1, Dated:22-09-2017.
17. Circular from the Commissioner of Town and Country Planning,
Roc No.14227/2017/CP, Dated:14-12-2017.
18. Director of Town and Country Planning, Chennai circular Letter
Roc No. 4367/2019/BA2, Dated: 05.02.2020.
19. Demand payment Request Letter, Dated: 08.10.2024
20. District Fire Officer, Coimbatore vide letter No மு.மு.
18434/ஈ/2023 Dated: 23.11.2023
21. Applicant M/s. SRI SIDHAR GNANA PEEDAM TRUST
Coimbatore demand remittance letter dated: 10.10.2024

Fees Details

Centage Charge for Building	-	Rs. 6500. 00
Centage for Land	-	Rs. 300. 00
Development Charge for Building	-	Rs. 94800. 00
Development Charge for Land	-	Rs. 40488. 00
Infrastructure and Amenities Charges	-	Rs. 303875. 00
Security Deposit	-	Rs. 151938. 00
Display Board Charges	-	Rs. 1500. 00
CC Charges	-	Rs. 25509. 00
Shelter Charges	-	Not Applicable
Premium FSI Charges	-	Not Applicable
OSR Charges	-	Provided

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of the Existing and Additional approval of School building, (Block 1, Block 2 & Block 3) at Hill Area Conservation Authority, Coimbatore District / Corporation, South Zone, Perur Taluk, Sundakkamuthur Village, S.F. Nos: 43/2D1 & 43/2D2A2 extent of site area is 5061 Sqm. Reference to the 3rd cited the boundary site has been marked as “A to E” Site extent 4048.32 sq.m. and Ground floor & First floor of Block -1 & Toilet block Buildings, FSI area of 1207.05 sq.m. are already approved by This office vide L.P./C.L.P.A. No. 130 /2014 & Technical permission No.141/2014. Existing site area 4048.32 sq.m. (S.F.No.43/2D1) and received proposal add S.F.No. 43/2D2A2. Now revised site area – 5061 sq.m. The site has been marked as “A to G” and concurrence for site issued vide and The Director, Directorate of Town and Country Planning Department, Chennai Clearance for the Additional and Proposed construction of School Building for FSI area 2274.28 sq.m with Building Plan No **B.P/DTCP No.465 /2024. This Office Planning Permission No- 653 ‘அ’ முதல் ‘இ’ வரை /2024. And Duration** from 17.10.2024 to 16.10.2032

(8Years). Planning Permission has been issued with the following common and special conditions.

Area of Site - 5061.00 Sq.m

Building details: Existing & Revised construction of School Building

Block Details	Existing approved FSI area in (Sq.m)	Additional FSI area in (Sq.m)	Proposed FSI area in (Sq.m)
Block-1 (School Building)			
Ground Floor	555.72	23.45	-
First Floor	555.72	5.23	-
Second Floor	-	560.95	-
Block-2 (Toilet)			
Ground Floor	95.61	-13.56	-
Block-03			
Ground Floor	-		245.58
First Floor	-		245.58
TOTAL	1207.05	576.07	491.16

Existing Approved FSI area = 1207.05 sq.m.

Revised and Proposed FSI area = 1067. 23sq.m (576.07+491.16)

Total FSI area = 2274.28 sq.m.

Special Conditions

1. The OSR (1 to 4 area – 515.33 sqm) Shown in the site plan should be retained as open space reservation as per Explanation (i) of TNCDBR 2019 rule 41(1).
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 mentioned 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 Under Section 25 of the Water Act 1974 for discharge of sewage.
6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance 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.
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. 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.
9. 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. Fire rescue equipment should be provided as per Rules.
3. 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.
4. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority
 - a. 1.If the details given by the applicant is found to be false(or)
If the applicant fails to follow the rules and Norms, the Member Secretary
 - b. concern can cancel or revise the planning permission issued.
5. Parking area to be utilized only for parking purpose mentioned as per approved
c. drawing.
6. No additions / alterations to be made without necessary permission of this office.
In case any alterations required proper revised approval should be obtained.
7. 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.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.

12. 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.
13. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
15. 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.
16. 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.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.
18. 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.

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

To:

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore-641001.

Copy to:

M/s SRI SIDHAR GNANA PEEDAM TRUST,
S.F.No- 43/2D,VOC Nagar,
M.S.Garden,
KOVAIPUDHUR POST,
COIMBATORE-641042
Mobile No- 9865470777,
Email.id.nagarajtax@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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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.

[/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

Verified RealEstate
3/350/2 Mettukuppam,
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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.

