

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 (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/**0184944/2024**

Sir,

Subject :

HRB - Revised & Additional Medical College and Hospital Building- District Town and Country planning – Local Planning Authority - Coimbatore District / Corporation – Coimbatore North Taluk - Kalapatti Village - Survey Nos.751/1, 3A, 752/1, 2B, 4, 7, 8,768/ 2A1, 2A2, 2A3, 2B1, 2B2; 769/4, 5, 6, 8, 9, 10, 11, 770/1 to 11, 12pt, 13, 16, 17, 18; 771/21 and 6 - site area:96936.00sqm – FSI Area 164599.46sqm -has been already approved - Now additional site area 6879.60sqm in S.F.Nos.751/3B6A2, 3B1, 3B2, 3B3, 3B6C, 751/2N, 2O, 2P, 770/19, 771/3A2, 3A1A2, 3B1, 5B, 4A2C2, 7B1A2, 20A2has been added with already approved site - Total Site Area 104610.40sqm - Revised and Proposed additional FSI Area :52935.39sqm – Total already approved and proposed additional FSI area is 205073.81sqm Technical clearance issued from Director, directorate of town and Country Planning, Chennai – Planning Permission Issued- forwarded for further action - Reg

- Reference :
1. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter No SWP/BPA/**0184944/2024** Dated: 10.08.2024
 2. Applicant. M/s. Kovai Medical Center and Hospital Limited, Online Application No.SWP/BPA/**0184944/2024** dated 05.04.2024.
 3. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/**0184944/2024**,Dated:12.04.2024.

4. HRB Meeting held on 12.07.2024.(Agenda No.10)
5. Technical Concurrence was issued by Director of Town and Country Planning Office, Chennai Proceedings in Roc No. 7548/2018/Splcell, Dated:19.06.2018.(Technical Concurrence No.132/2018)
6. Planning permission was issued by Member Secretary, Coimbatore LPA, Proceedings Roc No.1476/2018/LPA2 dated21.11.2018.(PP No.316/3018)
7. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
8. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
9. G.O.No.01, Housing and Urban Development Department, Dated: 05.01.2021
- 10.G.O.No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
- 11.G.O.No.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
- 12.G.O.No.54 Housing and Urban Development Department, Dated: 12.03.2020
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. Environmental Clearance (EC), Letter No.SEIAATN/ F.No.6369/EC/8(a)/516/2016, Dated: 22.05.2017.
- 17.DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.5852/C1/2024,dated:29.06.2024(PP Noc.No.109/2024)

18. Airport Authority of India NOC id No. Coim /South/ B/ 031624/ 945526, Dated:23.04.2024.
19. Airport Authority of India NOC No. Coim/South/B/040924/976782, Dated:29.05.2024.
20. Airport Authority of India NOC No. Coim/South/B/040924/976784, Dated: 29.05.2024.
21. The Assistant Commissioner East Zone Coimbatore Corporation letter No-7566/2024/எஃ1(கி) Dt.19.08.2024
22. Demand payment Request Letter, Dated: 19.08.2024
23. Applicant M/s. Kovai Medical Center and Hospital Limited Coimbatore demand remittance letter dated : 19.08.2024
24. District Town and Country Planning , Coimbatore Local Planning Authority Resolution No-03/2024 Date-27.08.2024
25. The Superintending Engineer (PWD) Planning and Designs Circle Chennai Report Dt-10.09.2024

Fees Details

1.	Centage Charges for land	Rs. 300.00	Dt.19.08.2024
2.	Centage Charge for Building	Rs. 90,000.00	Dt.19.08.2024
3.	Infrastructure and Amenities Charges	Rs. 2,67,32,175.00	Dt.19.08.2024
4.	CC Charges	Rs. 6,82,375.00	Dt.19.08.2024
5.	Security Deposit Charges	Rs. 1,33,66,088.00	Dt.19.08.2024
6.	Display Board Charges	Rs. 10,000.00	Dt.19.08.2024
7.	Shelter Charges	Rs. 2,52,84,089.00	Dt.19.08.2024
8.	Premium FSI Charges	Not Applicable	
9.	Development Charges for Land	Rs. 8,36,880.00	Dt.19.08.2024
10	Development Charges for Building	Rs. 25,36,000.00	Dt.19.08.2024

Body of the letter:

With reference to the 2st Cited letter, the applicant M/s. Kovai Medical Center and Hospital Limited, has requested for the approval of additional Medical College and Hospital Building in Coimbatore District / LPA / Corporation, Coimbatore North Taluk, Kalapatti Village, Survey Nos.751/1, 3A; 752/1, 2B, 4, 7, 8, 768/ 2A1, 2A2, 2A3, 2B1, 2B2; 769/4, 5, 6, 8, 9, 10, 11; 770/1 to 11, 12pt, 13, 16, 17, 18; 771/21 and 6 in a site area of 96936.00sqm with a FSI Area of 164599.46sqm has been already approved. Now an additional site area 6879.60sqm has been added to the already approved site area in Coimbatore District / LPA / Corporation, Coimbatore North Taluk, Kalapatti Village in S.F.Nos.751/3B6A2, 3B1, 3B2, 3B3, 3B6C, 751/2N, 2O, 2P, 770/19, 771/3A2, 3A1A2, 3B1, 5B, 4A2C2, 7B1A2, 20A2 Total Site area of 104610.40sqm and Revised cum Proposed additional FSI Area is 52935.39sqm and Total already approved and proposed additional FSI area is 205073.81sqm. The above HRB Medical College and Hospital Building proposal was placed in High Rise Building Panel meeting held on 12.07.2024. The subject was discussed and suggestions of High Rise Building panel were obtained.

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 "1 to 45" The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 379 /2024.

With reference to the letter 22 cited, Demand was issued to the applicant on 19.08.2024. Applicant remitted the required fees and submitted remittance letter in this office on 19.08.2024

The area statement for the Proposed Additional and Revised Medical college and Hospital Building is as below.

Area of Site – 105270.00sqm (As per patta)

Area of Site - 104610.40sqm (As per document & super imposed)

Proposed additional & Revised Area Statement in sqm

Description	FSI Area (Sq.m)	Non FSI Area Sq.m)	Total Built up Area (Sq.m)
Block-1 (Block-K)			
Basement -1	3623.67	-	3623.67
Basement -2	-	3637.58	3637.58
Basement -3	-	3637.58	3637.58
Ground Floor	2533.28	-	2533.28
First Floor	2366.90	-	2366.90
Second Floor	2351.95	-	2351.95
Third Floor	2332.13	-	2332.13
Fourth Floor	2378.86	-	2378.86
Fifth Floor	2378.86	-	2378.86
Sixth Floor	2346.31	-	2346.31
Seventh Floor	2347.07	-	2347.07
Terrace Floor	-	303.56	303.56
Total	22659.03	7578.72	30237.75
Block-2 Lobby Administrative Block			
Semi Basement	-	1798.27	1798.27
Ground Floor	2407.19	-	2407.19
First Floor	2407.19	-	2407.19
Second Floor	2381.08	-	2381.08
Third Floor	2381.08	-	2381.08
Fourth Floor	2381.08	-	2381.08
Fifth Floor	2381.08	-	2381.08
Sixth Floor	2042.16	-	2042.16
Terrace Floor	-	707.05	707.05
Total	16380.86	2505.32	18886.18

Block-3 - Staff Dining			
Basement Floor	562.07	-	562.07
Ground Floor	651.16	-	651.16
First Floor	660.62	-	660.62
Second Floor	673.36	-	673.36
Third Floor	673.36	-	673.36
Terrace Floor	-	72.45	72.45
Total	3220.57	72.45	3293.02
Block-4 – Medical College -D			
Sixth Floor	1965.99	-	1965.99
Terrace Floor	-	140.16	140.16
Total	1965.99	140.16	2106.15
Block-5 - IP Room			
Ground Floor	598.72	-	598.72
First Floor	520.60	-	520.60
Second Floor	520.60	-	520.60
Third Floor	520.60	-	520.60
Fourth Floor	520.60	-	520.60
Terrace Floor	-	101.91	101.91
Total	2681.12	101.91	2783.03
Block-6 – Servant Room			
Ground floor	335.00	-	335.00
Total	335.00	-	335.00
Medical College New STP (Block-7)			
Ground Floor	352.02	-	352.02
Total	352.02	-	352.02

Block-8 - New Power House			
Cellar Floor	191.68	-	191.68
Ground Floor	582.07	-	582.07
Total	773.75	-	773.75
Block-9 - Mechanical Car Park System			
SRP Rotary Parking System (SUV)			
Ground Floor	658.24	-	658.24
Total	658.24	-	658.24
Block-10 - Old STP			
Ground Floor	1287.29	-	1287.29
Total	1287.29	-	1287.29
Block-11 - Power House			
Ground Floor	1508.86	--	1508.86
First Floor	492.81	-	492.81
Terrace Floor	-	34.91	34.91
Total	2001.67	34.91	2036.58
Block-12 - Animal House			
Ground Floor	224.79	-	224.79
First Floor	224.79	-	224.79
Terrace Floor	-	31.12	31.12
Total	449.58	31.12	480.70
Block-13 - Cycle Parking Shed			
Ground Floor	170.27	-	170.27
Total	170.27	-	170.27
Total FSI Area	52935.39	10464.59	63399.98

Already approved FSI Area : 164599.46Sqm
 Proposed Revision and additional FSI Area : 52935.39Sqm
 Already approved retained FSI Area : 152138.42Sqm
 Total already approved & Proposed additional
 And Revised FSI Area : 205073.81Sqm

OSR -1- 8138.42sqm and OSR-2-1574.88sqm OSR land already gifted to local body vide gift deed document no. 822/2011 and 8834/2018.

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 579/2024** and Duration of Permission from **12.09.2024** to **11.09.2032** (8Years) has been accorded with the following special condition:

Special Conditions

1. The OSR-3 (ear marked as A to D) area 813.30Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 RuleNo.41(1)(i).
2. Conditions stipulated in the Noc cited in the reference 16 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Conditions stipulated in the Airport Authority Noc Cited in the reference 17, 18 &19 issued Airport Authority of India is to be followed scrupulously
4. Conditions stipulated in the Environmental Clearance cited in the reference 15 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
5. As per TNCD&BR 2019, Annexure IX, rule 35(23) Regulations for Special Provisions for Hospital Buildings shall be followed.
6. Environmental clearance is to be obtained for proposed buildings before commencement of construction.
7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
8. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
9. 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.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
11. 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.

12. 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.
13. 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.
14. 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.
15. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 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:
The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:

1.M/S. Kovai Medical Center and Hospital Limited,
Post Box No:3209, Avinashi Road,
Coimbatore – 641014
Mobile Number: 9842299983
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.

[/landlens/one/map](#)



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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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
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Services we run
for you
/services



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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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.

