

PP

APPROVAL RECORD

# Planning Permission

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 ASSISTANT DIRECTOR**

**/JOINT DIRECTOR (INCHARGE)**

**COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

**PRESENT: R. RAJAGURU M.Tech.,**

**ASSISTANT DIRECTOR**



Online Building Application Number- SWP/BPA/208671/2024

Sir,

**Subject:** **School Building-** District Town and Country planning – Coimbatore District –  
Mettupalayam Taluk- Karamadai Municipality/ Village -S.F. No- 458/2A1B2,  
458/2B2- The site extent of 2630.50 Sq.m - Proposed **School Building** of FSI  
Area 1376.79 Sq.m -Technical clearance issued –forwarded for further action -  
Reg.

Reference:

1. Applicants J Syed Mohamed online application No.  
SWP/BPA/208671/2024 Dated: 27.4.2024
2. GO(Ms). No.79, Housing and Urban Development  
Department, Dated 04.05.2017.
3. JD , Agricultural Department , Roc No:Mu.Mu./E1/5067/2024.  
Dated: 09.05.2024
4. Circular from the Director of Town and Country Planning, Chennai  
Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020  
and 14.08.2021
5. Circular from the Director of Town and Country Planning, Chennai  
Vide Letter Roc No. 7963/2022/K2, Dated: 23.04.2022.
6. Circular from the Director of Town and Country Planning  
Vide letter Roc No. 9611/203-TCP5, Dated: 25.04.2023.
7. Circular from the Director of Town and Country Planning vide  
letter Roc No. 7963/2022/K2, Dated: 11.4.2023
8. G.O Ms No 138, Housing and Urban Development Department  
Dated: 04.06.2004
9. G. O Ms No.86, Housing and Urban Development  
Department, Dated: 28.03.2012.
10. G. O Ms No 85, Housing and Urban Development Department,  
Dated: 16.05.2017.

11. . GO Ms No 01, Housing and Urban Development Department, Dated:05.01.2021
12. G. O Ms No 53, Housing and Urban Development Department, Dated:16.04.2018
13. G. O ( M.s ) No18, Municipal Administration and Water Supply Department,Dated:04.02.2019
14. G.O( M.s) No16 Municipal Administration and Water Supply Department Dated:31.01.2020
15. Circular from the Director of Town and Country Planning vide letter Roc No.7486/2009/PA2,Dated:16-04-2009.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27-06-2012.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/PA1, Dated:22-09-2017.
18. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated:14-12-2017.
19. Demand payment Request Letter, Dated: 04.06.2024
20. Applicant J Syed Mohamed demand remittance letter date: 06.06.2024

**Order:**

With reference to the 1st Cited letter, applicant has requested for the approval of School building in Coimbatore District, Mettupalayam Taluk- Karamadai Municipality/ Village -S.F. No- 458/2A1B2, 458/2B2- The site extent of 2630.50 Sq.m . The Site has been marked as “A to I” and the site approval and technical concurrence for the **School Building** has been accorded vide **SWP/LP/R(C)No.182/2024** and **SWP/BP/DTCPR(C)No. 33/2024**. Technical Clearance has been issued with the following common and

Site Area: 2630.50 Sq.m

| Floor Details | FSI (Sqm)      | Non FSI Area (Sqm) | Total Builtup Area (sq.m) |
|---------------|----------------|--------------------|---------------------------|
| Ground Floor  | 458.93         | -                  | 458.93                    |
| First Floor   | 458.93         | -                  | 458.93                    |
| Second Floor  | 458.93         | -                  | 458.93                    |
| Terrace Floor | -              | 29.03              | 29.03                     |
| <b>TOTAL</b>  | <b>1376.79</b> | <b>29.03</b>       | <b>1405.82</b>            |

Total FSI Area – **1376.79** sq.m

Special conditions:

1. The OSR- 288 sq.m (ear marked as I to IV) 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 mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated 05.02.201relating to the installation and use of solar energy systems should be followed.
6. “The Tamil Nadu Government in G.O.Ms. No112, Housing and Urban Development Department dated: 22.06.2017 has approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016.The promoter has to advertise, 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”.
7. According to totheCircularNo.12544/14/CBdated:04.07.2014statingthat, 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 element 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 disputes 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.

8. According to G.O(M. s) No18, 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.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
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.
  - d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible 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 or the site or premises or activity under various other laws.
12. As per the G.O in the reference 2<sup>nd</sup> cited the proposal in Non Planning Area, the final Approval shall be given by the Local authority only after collecting Rs 1,000/- as scrutiny fees as per the rule 3 and 3% of the market value of the site as land use changes fees as per rule a should be collected before issuing final approval. Head of account:

0217 – Urban Development – 60 Other Urban  
Development Schemes 800 Other Receipts  
As Receipts under Land use Conversion  
charges 27 Non Taxation Fees.  
09 Collections. (DPC:0217–  
60–800–AS22709)

**CONDITION:**

1. 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/Competent Authority under Section 47A of Sub Section (1) of Section 54 appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
2. Solar water heating system to be provided to the proposed building. Solar photovoltaic panel to be erected at the 1/3 portion of total terrace area.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions/alterations to be made without necessary permission of this office in case any alterations required proper revised approval should be obtained.
5. 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
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. 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.
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled with out intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. The Applicant/developer and also the architects/Licensed Surveyor 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.

14. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by Local body if the construction is done with Additional/Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. The applicant remitted the required fees given below for the proposed Construction of **School Building**

|                                       |                |
|---------------------------------------|----------------|
| Centage Charges for Building          | 5700.00 /-     |
| Centage Charges for Land              | 300.00/-       |
| Display Board Charges                 | 1500.00/-      |
| Infra structure and Amenities Charges | 399000.00 /-   |
| CC Charges                            | 15176.00 /-    |
| Security Deposit Charges              | 199500.00 /-   |
| Shelter fund                          | Not Applicable |
| Premium FSI                           | Not Applicable |

The Proposal for Construction of Commercial building as per the section 47A of Town and Country Planning Act 1971. The Site Approval and Technical concurrence for the **School Building** has been accorded vide **SWP/LP/R(C)No. 182/2024** and **SWP/BP/DTCPR(C)No. 33/2024** has been granted.

Encl: Building Plan Map

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

To:

The Commissioner,  
Karamadai Municipality/ Village,  
Mettupalayam Taluk  
Coimbatore.

Copy to:

J Syed Mohamed  
No.12/2B Rangaiyapillai Street,  
Anaimalai , Pollachi Taluk  
COIMBATORE -642104  
Mobile Number: 9976733236  
Email Id: mmsekar2014@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.

[/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](#)



# 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

## 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

## 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

## 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

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Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto:hello@verified.realestate)  
+91 9996 12 9996

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.

