

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 (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.Purushothaman, B.E.,M.Plan.,
ASSISTANT DIRECTOR
SWP Building Plan Application – Planning Permission**



Subject: SWP/BPA/0210228/2024

Date: 19.02.2025

Subject : Institutional Building - – District Town and Country Planning Office - Coimbatore District, Coimbatore Local Planning Authority – Coimbatore District / Corporation – Coimbatore North Taluk – Chinnavedampatti Village, S.F.Nos. 420/1A, 421/1, 421/2C, 422/1A, 1B, 2, 424, 433, 434, 435, 436, 437/1, 2A, 2B2, 438/1, 2C, 440/2, 442/1A, 1B, 2B, 443/2A2, 2B, 444/2A, 2B, 445/2, 446/1B, 2B, 2C, 2D, 447/1,2, 448/1 & 2- with an Site Area:302050Sqm - FSI Area: 115284.43 Sqm– Technical Concurrence issued by Directorate of Town and Country planning Office - Planning Permission issued - forwarded for further action - Reg

- Reference :**
1. Directorate of Town and Country Planning office proceeding letter No SWP/BPA/ SWP/BPA/0210228/2024, Dated:01.07.2024.
 2. Applicant. M/s.S.N.R Sons Charitable Trust, Represented by its Chief Executive Thiru.C.V.RamKumar, Online Application Reference No. SWP/BPA/0210228/2024, Dated:30.04.2024
 3. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0210228/2024, Dated:08.05.2024)
 4. G.O.No.2(D).195,Housing and Urban Development Department,UD-4(1) Dated: 20.08.2023(land use Conversion)
 5. Tamil Nadu Government Gazette No.39,Part-V1,Section-1, Page no. 401, Dated: 27.09.2023
 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 and Water Supply,Dated: 04.02.2019.
 10. G.O.16, Department of Municipal Administration and Water Supply,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/BA2, Dated: 16-04-2009.
13. Circular from the Director of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.
14. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
15. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
16. District Officer, Fire & Rescue Services Department, Coimbatore District, Coimbatore North NOC No.07/2024, Dated:31.01.2024.
17. District Officer, Fire & Rescue Services Department, Coimbatore District, License No.438/2024, Dated:21.02.2024.
18. Demand payment Request Letter, Dated:03.07.2024
19. Applicant M/s.S.N.R Sons Charitable Trust, Demand remittance Dated 04.07.2024
20. Scheme Road Handover through Gift deed document no:12397/2024 Dated :09.12.2024
21. Certificate of Structural soundness of the Building received Mr.N. RAGHURAMAN ,ME (Struct) dated :01.09.2022
22. Coimbatore LPA meeting Resolution No.05 dated :27.07.2024

Fees paid Details for Institutional Building

Scrutiny Fees	:	Rs.684130.00	Dated:30.04.2024
Centage Charge for Building	:	Rs.250000.00	Dated:04.07.2024
Infrastructure and Amenities Charges	:	Rs.32856225.00	Dated:04.07.2024
Security Deposit Charges	:	Rs. 16428113.00	Dated:04.07.2024
CC Charges	:	Rs.1257775.00	Dated:04.07.2024
Shelter Charges	:	Rs. 12514164.00	Dated:04.07.2024
Display Board Charges	:	Rs.1500.00	Dated:04.07.2024
Development Charges for Building	:	Rs. 4674440.00	Dated:04.07.2024

Development Charges for Land	:	Rs.2457288.00	Dated:04.07.2024
Centage Charge for Land	:	Rs.900.00	Dated:04.07.2024

Body of the letter:

With reference to the 2nd Cited letter, the applicant M/s.S.N.R Sons Charitable Trust, has requested for the approval of Institutional Building at Coimbatore District, Coimbatore Local Planning Authority – Coimbatore District / Corporation – Coimbatore North Taluk – – Chinnavedampatti Village, S.F.Nos. 420/1A, 421/1, 421/2C, 422/1A, 1B, 2, 424, 433, 434, 435, 436, 437/1, 2A, 2B2, 438/1, 2C, 440/2, 442/1A, 1B, 2B, 443/2A2, 2B, 444/2A, 2B, 445/2, 446/1B, 2B, 2C, 2D, 447/1,2, 448/1 & 2- with an Site Area:302050Sq.m - FSI Area: 115284.43Sq.m With reference to the 1st cited, Technical concurrence was issued by the Director of Town and Country Planning for the Proposed Construction of Institutional Building the boundary of the site has been marked as “1 to 20” and “21 to 51”. along as per Building conditions mentioned below and the Technical concurrence numbered as B.P/DTCP No. 286/2024. With reference to the letter 18th cited, Demand was issued to the applicant on 03.07.2024. Applicant remitted the required fees and submitted remittance letter in this office on 04.07.2024

2. The area statement for the Proposed Institutional building is as below.

Area of the Site :302050.00 Sq.m

Floor Name	FSI Area (sq.m)	Non FSI Area (sq.m)	Total Builtup Area (sq.m)
BLOCK-1-MAINBUILDING ABC			
Ground floor	4412.81	-	4412.81
First Floor	4059.58	-	4059.58
Second Floor	4059.58	-	4059.58
Third Floor	1413.34	-	1413.34
TOTAL	13945.31	153.81	14099.12
BLOCK-2-LIBRARY&MBABLOCK			
Groundfloor	2191.59	-	2191.59
FirstFloor	2191.59	-	2191.59
SecondFloor	967.06	-	967.06
Terracefloor	-	58.85	58.85
TOTAL	5350.24	58.85	5409.09
BLOCK-3-CSEBLOCK			
Groundfloor	1098.81	-	1098.81

FirstFloor	1083.95	-	1083.95
SecondFloor	1070.94	-	1070.94
Terracefloor	-	69.29	69.29
TOTAL	3253.70	69.29	3322.99
BLOCK-4-ITBLOCK			
Groundfloor	985.82	-	985.82
FirstFloor	985.82	-	985.82
SecondFloor	985.82	-	985.82
ThirdFloor	985.82	-	985.82
Terracefloor	-	94.76	94.76
TOTAL	3943.28	94.76	4038.04
BLOCK-5-SRECSPARK			
Groundfloor	983.89	-	983.89
FirstFloor	859.52	-	859.52
TOTAL	1843.41	-	1843.41
BLOCK-6-LABORATORY			
Groundfloor	6944.00	-	6944.00
FirstFloor	6727.00	-	6727.00
TerraceFloor	-	149.63	149.63
TOTAL	13671.00	149.63	13820.63
BLOCK-7-AIRCRAFTHANGAR			
Groundfloor	691.65	-	691.65
TOTAL	691.65	-	691.65
BLOCK-8-BOYS HOSTEL-1			
Groundfloor	3549.48		3549.48
FirstFloor	2944.31		2944.31
SecondFloor	2944.31		2944.31
TerraceFloor	-	203.11	203.11
TOTAL	9438.10	203.11	9641.21
BLOCK-9-BOYS HOSTEL-2			
Groundfloor	2950.28	-	2950.28
FirstFloor	2093.46	-	2093.46
SecondFloor	2093.46	-	2093.46
ThirdFloor	2093.46	-	2093.46
TerraceFloor	-	144.39	144.39

TOTAL	9230.66	144.39	9375.05
BLOCK-10-INTERNATIONAL BOYS HOSTEL			
Ground Floor	1507.17	-	1507.17
First Floor	1452.90	-	1452.90
Second Floor	1452.90	-	1452.90
Third Floor	1452.90	-	1452.90
Terrace Floor	-	98.86	98.86
TOTAL	5865.87	98.86	5964.73
BLOCK-11-GBLOCK			
Ground Floor	2361.15	-	2361.15
First Floor	2291.98	-	2291.98
Second Floor	2291.98	-	2291.98
Terrace Floor	-	67.24	67.24
TOTAL	6945.11	67.24	7012.35
BLOCK-12-AUDITORIUM & FOOD COURT			
Ground Floor	4209.46	-	4209.46
TOTAL	4209.46	-	4209.46
BLOCK-13-FBLOCK			
Ground Floor	1030.94	-	1030.94
First Floor	1007.77	-	1007.77
Second Floor	1007.77	-	1007.77
Third Floor	1007.77	-	1007.77
Terrace Floor	-	94.76	94.76
TOTAL	4054.25	94.76	4149.01
BLOCK-14-POWERHOUSE			
Ground Floor	238.58	-	238.58
TOTAL	238.58	-	238.58
BLOCK-14A-POWER HOUSE-GD ROOM			
Ground Floor	62.95	-	62.95
TOTAL	62.95	-	62.95
BLOCK-15-STAFF QUARTERS-1			
Ground Floor	239.77	-	239.77
First Floor	239.77	-	239.77
Second Floor	239.77	-	239.77

Terrace Floor	-	19.38	19.38
TOTAL	719.31	19.38	738.69
BLOCK-16-LADIESHOSTEL-1			
Ground Floor	1892.09	-	1892.09
First Floor	1757.79	-	1757.79
Second Floor	1757.79	-	1757.79
Terrace Floor	-	87.63	87.63
TOTAL	5407.67	87.63	5495.30
BLOCK-17-LADIESHOSTEL-2			
Ground Floor	1427.52	-	1427.52
First Floor	1427.52	-	1427.52
Second Floor	1427.52	-	1427.52
Third Floor	1427.52	-	1427.52
Terrace Floor	-	146.59	146.59
TOTAL	5710.08	146.59	5856.67
BLOCK-18-DRIVERSRESTROOM			
Ground Floor	236.16	-	236.16
TOTAL	236.16	-	236.16
BLOCK-19-GENERALSTORES			
Ground Floor	512.93	-	512.93
TOTAL	512.93	-	512.93
BLOCK-20-ALUMINIUMRECYCLYINGUNIT			
Ground Floor	590.64	-	590.64
TOTAL	590.64	-	590.64
BLOCK-21-CARPARKINGSHED			
Ground Floor	483.32	-	483.32
TOTAL	483.32	-	483.32
BLOCK-22-COLLEGETWOWHEELERSHED			
Ground Floor	336.44	-	336.44
TOTAL	336.44	-	336.44
BLOCK-23-TWOWHEELERPARKING-3			
Ground Floor	162.25	-	162.25
TOTAL	162.25	-	162.25
BLOCK-23-TWOWHEELERPARKING-4			
Ground Floor	162.25	-	162.25

TOTAL	162.25	-	162.25
BLOCK-24-TWOWHEELERPARKING-5			
Ground Floor	134.54	-	134.54
TOTAL	134.54	-	134.54
BLOCK-24-TWOWHEELERPARKING-6			
Ground Floor	134.54	-	134.54
TOTAL	134.54	-	134.54
BLOCK-25-MEDITATIONHALL			
Ground Floor	188.92	-	188.92
TOTAL	188.92	-	188.92
BLOCK-26-STAFFDINING			
Ground Floor	21.23	-	21.23
TOTAL	21.23	-	21.23
BLOCK-27-SERVANTQUARTERS			
Ground Floor	240.50	-	240.50
TOTAL	240.50	-	240.50
BLOCK-28-LADIESHOSTELVISITORSROOM			
Ground Floor	29.27	-	29.27
TOTAL	29.27	-	29.27
BLOCK-29-LADIESHOSTELVISITORSTOILET			
Ground Floor	7.25	-	7.25
TOTAL	7.25	-	7.25
BLOCK-30-TOILETBLOCK			
Ground Floor	62.58	-	62.58
TOTAL	62.58	-	62.58
BLOCK-31-PUMPROOM-3NOS			
Ground Floor	82.44	-	82.44
TOTAL	82.44	-	82.44
BLOCK-32-WATCHMANROOM			
Ground Floor	8.38	-	8.38
TOTAL	8.38	-	8.38
BLOCK-33-SRECCOINBLOCK			
Ground Floor	892.60	-	892.60
First Floor	892.60	-	892.60
Terrace Floor	-	73.46	73.46

TOTAL	1785.20	73.46	1858.66
BLOCK-34-SRECCOEBLOCK			
Ground Floor	393.65	-	393.65
First Floor	369.87	-	369.87
Second Floor	369.87	-	369.87
Terrace Floor	-	46.44	46.44
TOTAL	1133.39	46.44	1179.83
BLOCK-35-INDOORGAMES-2			
Ground Floor	614.27	-	614.27
TOTAL	614.27	-	614.27
BLOCK-36-BUSPARKING-1			
Ground Floor	1196.16	-	1196.16
TOTAL	1196.16	-	1196.16
BLOCK-37-BUSPARKING-2			
Ground Floor	813.64	-	813.64
TOTAL	813.64	-	813.64
BLOCK-38-CAR&TWO WHEELER PARKING			
Ground Floor	270.66	-	270.66
TOTAL	270.66	-	270.66
BLOCK-39-HACKATHON HALL			
Ground Floor	873.86	-	873.86
First Floor	873.86	-	873.86
Second Floor	873.86	-	873.86
Terrace Floor	-	-	-
TOTAL	2621.58	-	2621.58
BLOCK-40-GUESTHOUSE			
Ground Floor	408.32	-	408.32
First Floor	249.72	-	249.72
Second Floor	249.72	-	249.72
Third Floor	249.72	-	249.72
Terrace Floor	-	32.33	32.33
TOTAL	1157.48	32.33	1189.81
BLOCK-41-MULTIPURPOSE HALL			
Ground Floor	464.52	-	464.52
TOTAL	464.52	-	464.52

BLOCK-42-GALLERY			
Ground Floor	85.63	-	85.63
TOTAL	85.63	-	85.63
BLOCK-43-SRIRAMAKRISHNAMAT.HR.SEC.SCHOOL			
Ground Floor	2791.70	-	2791.70
First Floor	2188.33	-	2188.33
Second Floor	1667.03	-	1667.03
Third Floor	520.57	-	520.57
Terrace Floor	-	35.38	35.38
TOTAL	7167.63	35.38	7203.01
GRAND TOTAL	115284.43	1575.91	116860.34

Total FSI Area: 115284.43 Sq.m

The planning permission issued with the following Special and General Conditions:

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No :98/2025** and Duration of Permission from **19.02.2025** to **18.02.2033**(8Years) has been accorded with the following special condition:

Special Conditions

1. The OSR area (earmarked as A to H) 31090.69sqm, shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i)..
2. Conditions laid in the land use reclassification Government order cited in the reference 3rd shall be followed scrupulously.
3. To be Demolished Toilet Buildings shown in the site plan are to be demolished, before issue of final order by the Coimbatore corporation office.
4. Scheme road area S.F.No.442/1A,442/1Bpt,437/2Apt - 1634Sq.m is to be handed over to local body Gift deed document no:12397/2024 Dated :09.12.2024
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage

9. 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.
10. 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.
11. 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.
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.
 - 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.
13. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
14. 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.
15. 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.

16. 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.

General Conditions

- 1) 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.
- 2) Parking area to be utilized only for parking purpose mentioned as per approved drawing.
- 3) No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
- 4) 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. and in G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
- 5) 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.
- 6) Mosquito netting to be provided at OHT and well.
- 7) 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.
- 8) Fly Ash bricks and Materials to be used Mandatory.
- 9) 9. 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.
- 10) In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
- 11) If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
- 12) 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.
- 13) 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.
- 14) Government Registered Electrical Contractor must be employed for wiring works during construction.
- 15) Fire rescue equipment should be provided as per Rules.

- 16) 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 Registered engineer details at the place of construction.

Encl: Building Plan Map

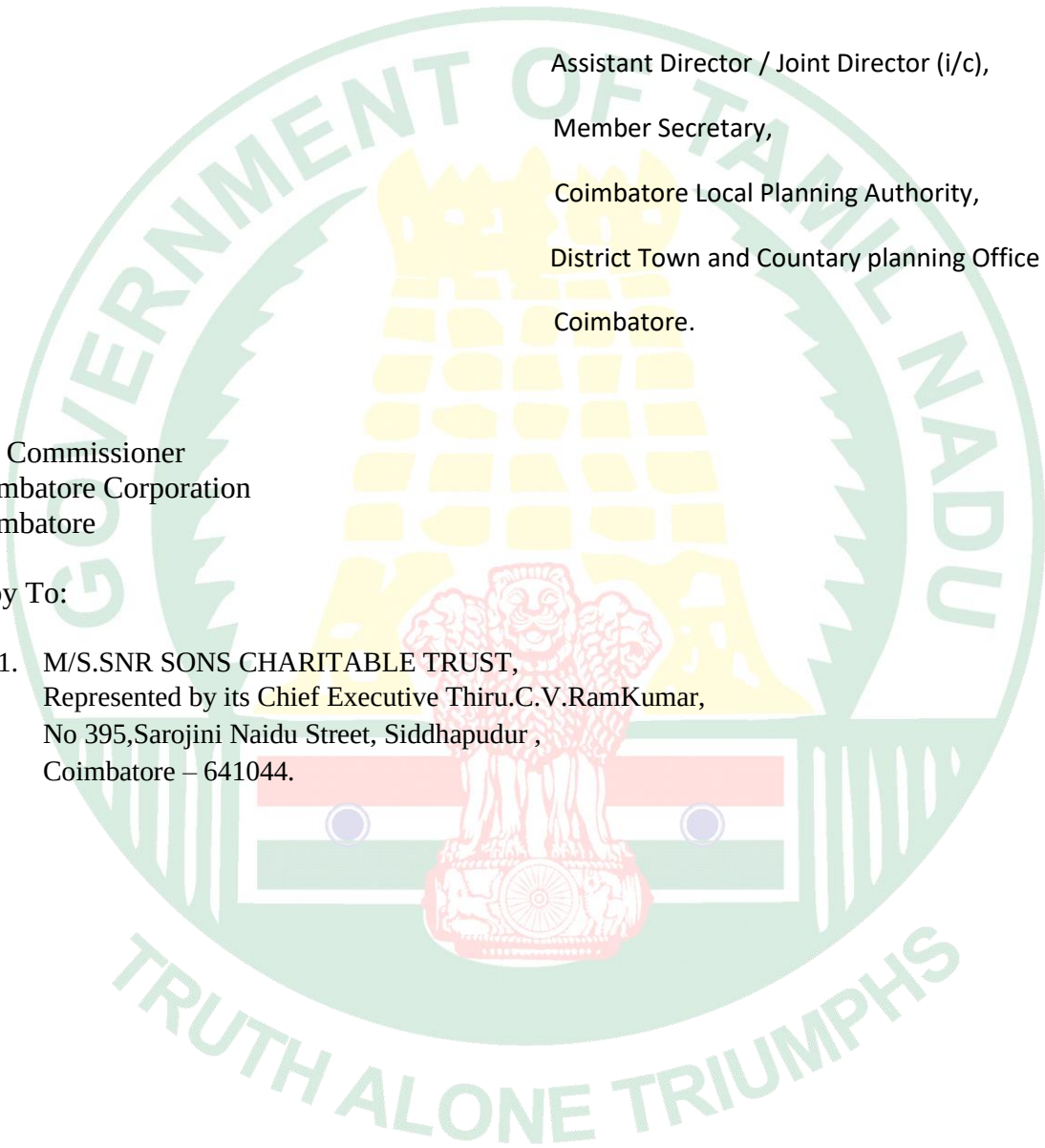
Assistant Director / Joint Director (i/c),
Member Secretary,
Coimbatore Local Planning Authority,
District Town and Country planning Office ,
Coimbatore.

To:

The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:

1. M/S.SNR SONS CHARITABLE TRUST,
Represented by its Chief Executive Thiru.C.V.RamKumar,
No 395,Sarojini Naidu Street, Siddhapudur ,
Coimbatore – 641044.



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.

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,
OMR Thoraipakkam,
Chennai 600 097, India
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.

