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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 MEMBER SECRETARY /JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.Purushothaman., B.E.,M.Pl.,
ASSISTANT DIRECTOR**

**SWP Building Plan Application – Planning Permission
Application No - SWP/BPA/0298473/2024**

Subject : **Institutional Building** – Office of the District Town and Country Planning – Coimbatore
LPA - Coimbatore Corporation/District – Coimbatore South Taluk – Uppilipalayam Village
– Ward No.32(AF), Block No.1, T.S.No.1&2 (Old Survey Nos.1&2pt) Site area 23938 Sqm
– FSI Area 35352.05 Sqm – Technical clearance issued by the Director of Town and Country
Planning - Planning Permission issued - forwarded for further action - Reg.

Reference:

1. Applicant M/s. P.S.Govindaswamy Naidu & Sons Charities, Coimbatore Online Application No.SWP/BPA/0298473/2024, Dated: 18.07.2024
2. The Director, Directorate of Town and Country Planning Technical Concurrence issued for SWPBuilding Application No: SWP/BPA/0298473/2024, Dated: 05.11.2024
3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012
4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017
5. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
7. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
8. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009
10. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 12201/ 2017/ PA1,Dated: 22.09.2017.
11. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.
12. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 21075/2009/PA1,Dated: 27.06.2012.
13. 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
14. Tamilnadu Fire Rescue Service Department, Coimbatore - License No 3301/2023 Dated 05.01.2024
15. District Fire and Rescue Services Department, Coimbatore Mu.Mu.No.19739/E1/2023 Dated 22.01.2024
16. Coimbatore Local Planning Authority Resolution No: 2/2024 Dated: 16.11.2024.

17. Demand payment Request Letter, Dated:11.11.2024

18. Demand remittance letter Dated: 13.11.2024

Fees Paid Details:

1.	Centage Charge for Building	Rs	95000.00	Dt 13-11-2024
2.	Infrastructure and Amenities Charges	Rs	10075605.00	Dt 13-11-2024
3.	CC Charges	Rs	432404.00	Dt 13-11-2024
4.	Security Deposit Charges	Rs	5037803.00	Dt 13-11-2024
5.	Display Board Charges	Rs	1500.00	Dt 13-11-2024
6.	Shelter Charges	Rs	5851041.00	
7.	Premium FSI Charges	Rs	Not Applicable	
8.	Development Charges for Building	Rs	1607000.00	Dt 13-11-2024
9.	Development Charges for Land	Rs	194248.00	Dt 13-11-2024

Order

The Proposal received in the reference 1st cited letter, the Applicant M/s. PS Govindaswamy Naidu & Sons Charities has requested for the approval of Institutional Building at Coimbatore Corporation/District/LPA/,Coimbatore South Taluk,Uppilipalayam Village, Ward No.32(AF), Block No.1, T.S.No.1&2 (old survey nos.1&2pt) with a Site area of 23938 Sq.m and FSI Area is 35352.05 Sqm.

With reference to the 2nd cited, Technical Clearance was issued by the Director of Town and Country Planning for the approval of Institutional Building along as per Building conditions mentioned below and the Technical concurrence numbered as **B.P/DTCP No. 528/2024**

In the continuation, With reference to the 11th cited, Demand was issued to the applicant on 11.11.2024. Applicant remitted the required fees and submitted remittance letter in this office on 13.11.2024. Therefore, with reference to the 2, 16 and 17 cited. Planning permission is issued for the above revised and additional approval of Institutional Building under section 49 of Town and Country Planning Act 1971. The planning permission numbered as **Planning Permission No: 726/2024** and Duration of Permission from **18.11.2024 to 17.11.2032** (8 Years).

The area statement for the Proposed Institutional Building details is as below

Area of Site – 23938 Sqm

Institutional Building Area Statement in Sqm

Description	FSI Area (Sq .m)	Non FSI Area (Sq. m)	Total Built upArea (Sq.m)
“I” Block – Class Room (Block No.1)			
Stilt Floor	-	1358.71	1358.71
First Floor	1305.57	-	1305.57
Second Floor	1305.57	-	1305.57
Third Floor	1305.57	-	1305.57
Fourth Floor	1305.57	-	1305.57
Fifth Floor	1305.57	-	1305.57
Terrace Floor	-	83.36	83.36
Sub Total	6527.85	1442.07	7969.92
“H” Block – Hostel (Block No.2)			
Basement Floor	2254.99	-	2254.99
Ground Floor	2144.54	-	2114.54
First Floor	2101.60	-	2101.60
Second Floor	2101.60	-	2101.60
Third Floor	2101.60	-	2101.60
Fourth Floor	2101.60	-	2101.60
Terrace Floor	-	134.70	134.70
Sub Total	12775.93	134.70	12910.63
Staff Quarters (Block No.3)			
Stilt Floor	-	3068.73	3068.73
First Floor	2490.48	-	2490.48
Second Floor	2490.48	-	2490.48
Third Floor	2490.48	-	2490.48
Fourth Floor	2490.48	-	2490.48
Fifth Floor	2490.48	-	2490.48
Terrace Floor	2490.48	-	2490.48
	-	95.70	95.70
Sub Total	12452.40	3164.43	15616.83
Kitchen & Dining Hall (Block No.4)			
Ground Floor	1072.00	-	1072.00
First Floor	945.00	-	945.00
Second Floor	945.00	-	945.00
Terrance Floor	-	66.00	66.00
Sub Total	2962.00	66.00	3028.00
Power House (Block No.5)			
Ground Floor	334.42	-	334.42

Warden Quarters (Block No.6)			
Ground Floor	133.95	-	133.95
First Floor	78.80	-	78.80
Terrace Floor	-	11.92	11.92
Sub Total	212.75	11.92	224.67
STP Office (Block No.7)			
Ground Floor	50.51	-	50.51
STP Control Room (Block No.8)			
Ground Floor	36.19	-	36.19
TOTAL FSI AREA	35352.05	4819.12	40171.17

Total FSI Area : 35352.05 Sqm

The Planning permission issued with the following Special and General Conditions:-

Special condition:

1. The OSR 1 (Earmarked as 1 to 4) area 743.69 Sqm and OSR-2 (earmarked as 5 to 8) area 1686 Sqm, total OSR area 2429.69 Sqm shown in the site plan should be retained as open space Reservation as per TNCDBR, 2019 Rule no.41(1)(i)
2. Conditions stipulated in the Noc cited in the reference 15 issued by DGP/Director, Tamilnadu Fire and Rescue Services Department is to be followed scrupulously.
3. Environmental clearance is to be obtained before commencement of Block-1 and Block-3.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. 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.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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.

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. 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.

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 are 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 Trap in the septic tank design to be provided.
12. Fire rescue equipment should be provided as per Rules.

12. Fly Ash bricks and Materials must be used for construction.
13. 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 professionals 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.

Encl: Building Plan Map

Member Secretary /Joint Director (FAC),
Coimbatore local Planning Authority,
Coimbatore.

To:

The Commissioner,
Coimbatore South Taluk,
Uppilipalayam Village,
Coimbatore East Corporation,
Coimbatore

Copy to:

P.S.Govindaswamy Naidu & Sons Charities,
P.O.BOX 1609,
Avinashi Road,
Peelamedu,
Coimbatore - 641004



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



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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.

