

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 M.Plan.,

ASSISTANT DIRECTOR,

MEMBER SECRETARY/ JOINT DIRECTOR(i.c)

Online Building Plan Application – Planning Permission

Application Number :SWP/BPA/0318566/2024

Sir,

Subject: : Additional Institutional Building – DTCP, Chennai – Coimbatore District, North Taluk, Saravanampatti Village, S.F.Nos 353/1,2;354/1;356/3A;357/1Dpt;358/2A,2C,2D, 359/1A,1B;360/1C,1Dpt;361/3A;362/1Bpt,1C,2A,2B;363/1B1,1B2,2,3;365/1A,2; 366/1A,1A1A 2,1A2,1B,372/2 with a site area of 1,44,361.16 sqm and FSI area of 107768.74sqm (As per approved plan 106367.03sqm) has been already approved - Now additional site area has been added with the above already approved site in survey numbers 352/1A1; 366/3A,3B,4C1; and survey number 361/3A has been removed from already approved site - Now revised site Survey Nos. 352/1A1;353/1,2;354/1; 356/3A; 357/1D; 358/2A, 2C,2D;359/1A1A, 1B1A; 360/1C,1D2; 362/1Bpt, 1C, 2A, 2B; 363/1B1,1B2,2,3; 365/1A1, 1A2, 1B,2;366/1A2,1A1A1,1A1A2,1B,3A,3B,4C1; 372/2 - Now total site area:1,49,054sqm – Additional FSI Area:14630.88sqm - Total already approved and Additional FSI Area:122399.62Sqm – Planning Permission issued Forwarded for further action - Regarding..

Reference:

1.	Proceedings of the director, Town and country planning office Vide online application No SWP/BPA/0318566/2023 Dated 28.11.2024
2.	Applicant. M/s.KGISL Trust, Online Application Reference No.SWP/BPA/0318566/2024,Received Date:12.08.2024.
3.	Assistant Director / Member Secretary, Coimbatore District Town and Country Planning Office Inspection Report of Online Application No. SWP/ BPA/ 0318566 /2023 , dt:12.08.2024.
4.	Technical Concurrence issued by Commissioner of Town and Country Planning vide letter Roc No.25526/2012/Splcell, Dated:23.05.2013.(Technical Concurrence No.126/2013)
5.	Member Secretary, Coimbatore LPA, Proceedings Roc No.5884/2012/CLPA3, Dated:16.05.2014 (Planning Permission No.103/2014)
6.	G.O.No:86 Housing and Urban Development Department, Dated: 28.03.2012
7.	G.O.No:85 Housing and Urban Development Department, Dated: 16.05.2017.
8.	G.O.No.01 Housing and Urban Development Department, Dated: 05.01.2021

9.	G.O.No.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 Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
13.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
14.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
15.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
16.	Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17.	Director of Fire and Rescue Services Department Fire License K.Dis.No.8259/C1/2023,Dated:20.07.2023. License No.376 / 2023.(Renewal)
18.	Director of Fire and Rescue Services Department Fire License K.Dis.No.7323/C1/2024,Dated:20.06.2024. License No.367/2024. (Renewal)
19.	HRB Meeting held on 30.09.2024. (Agenda No.7)
20.	Director of Fire and Rescue Services Department Fire License K.Dis.No.7330/C1/2024, Dated: 03.07.2024.
21.	Demand payment Request Letter, Dated: 02.12.2024
22.	Applicant. M/s.KGISL Trust, Online Demand remittance letter Dated : 03.12.2024
23.	Ministry of Forest and Climate Change (Issued by the State Authority(SEIAA), TAMIL NADU) Environment Impact Assessment File No: 11257 Dated 22.11.2024
24.	Anna University Structural Engineering Division Letter Date : 06.01.2025.

Fees Details

Centage Charge for Building	Rs 20000.00	Dated: 03.12.2024
Infrastructure and Amenities Charges	Rs. 5268600.00	Dated: 03.12.2024
CC Charges	Rs 238186.00	Dated: 03.12.2024
Security Deposit Charges	Rs. 2634300.00	Dated: 03.12.2024
Display Board Charges	Rs 10000.00	Dated: 03.12.2024
Shelter Fees	Rs. 1321736.00	Dated: 03.12.2024
Development Charges for Land	Rs. 561136.00	Dated: 03.12.2024
Development Charges for Building	Rs. 885200.00	Dated: 03.12.2024
Centage Charge for Land	Rs. 1192432.00	Dated: 03.12.2024

Body of the letter:

With reference to the 1st cited letter, the applicant M/s.KGISL Trust has requested for the additional construction of Institutional building in addition to the Planning Permission has already been issued in the reference 5th cited for an FSI area of 107768.74 sqm in a site area of 1,44,361.16sqm at Coimbatore District, North Taluk, Saravanampatti Village in

S.F.Nos.353/1,2;354/1;356/3A;357/1Dpt;358/2A,2C,2D;359/1A,1B;360/1C,1Dpt;361/3A;362/1Bpt, 1C,2A,2B;363/1B1,1B2,2,3; 365/1A,2;366/1A,1A1A2,1A2,1B,372/2. Now additional site area has been added with the above already approved site in survey numbers 352/1A1; 366/3A,3B,4C1; and survey number 361/3A has been removed from already approved site. Now revised site Survey Nos. 352/1A1; 353/1,2; 354/1; 356/3A; 357/1D; 358/2A, 2C,2D;359/1A1A, 1B1A;360/1C,1D2; 362/1Bpt, 1C, 2A, 2B; 363/1B1, 1B2,2,3; 365/1A1,1A2,1B,2;366/1A2,1A1A1, 1A1A2, 1B,3A,3B,4C1;372/2 with a total site area 1,49,054sqm (As per patta) and Additional FSI Area is 14630.88sqm.Total already approved and Additional FSI Area is 122399.62Sq.m.

The above HRB Institutional building proposal was placed in High Rise Building Panel meeting held on 03.09.2024.The subject was discussed and suggestions of High Rise Building panel were obtained.

Based on The Assistant Director/ Joint Director (i/c) of Coimbatore District Town and Country Planning recommendation the Boundary of site has been marked as 1 to 33 The Technical Concurrence is issued by Director , Town and country Planning Dept, Chennai under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 577/2024**

With reference to the letter 21th cited, Demand was issued to the applicant on 02.12.2024. Applicant remitted the required fees and submitted remittance letter in this office on 03.12.2024

The area statement for the additional Institutional building is as below.

Area of Site – 148813.81sqm (As per Document)

Area of Site – 149054.00sqm (As per Patta)

Block Name	Building details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Area in Sq.m
1	K.G. Medical & P.H Institution			
	Ground Floor	328.01	---	328.01
8	Men's Hostel Block			
	Third Floor	1079.50	---	1079.50
14	Institution of Arts &Science, MBA & MCA Block (Connecting Corridor)			
	Ground Floor	61.78	---	61.78
	First Floor	61.78	---	61.78
	Second floor	61.78	---	61.78
	Third Floor	61.78	---	61.78
	Fourth Floor	61.78	---	61.78
	Fifth Floor	61.78	---	61.78
	Total	370.68	---	370.68
16	Bank Building			
	Ground Floor	304.04	---	304.04

	First Floor	264.58	---	264.58
	Second floor	264.58	---	264.58
	Third Floor	264.58	---	264.58
	Fourth Floor	264.58	---	264.58
	Fifth Floor	264.58		264.58
	Terrace Floor	--	70.84	70.84
	Total	1626.94	70.84	1697.78
17B	KGISL Institute of Technology			
	Ground Floor	47.58	---	47.58
	First Floor	47.58	---	47.58
	Second floor	47.58	---	47.58
	Third Floor	47.58	---	47.58
	Fourth Floor	747.64	---	747.64
	Fifth Floor	747.64		747.64
	Terrace Floor	---	138.45	138.45
	Total	1685.60	138.45	1824.05
19	Auditorium			
	Basement Floor	-	7284.48	7284.48
	Ground Floor	4610.44	---	4610.44
	First Floor	2529.13	---	2529.13
	Total	7139.57	7284.48	14424.05
20	Kitchen / Servant Room-5			
	Ground Floor	481.53	---	481.53
21	Cloak / Servant Room-1			
	Ground Floor	235.51	---	235.51
22	Servant Room-2			
	Ground Floor	58.26	---	58.26
23	Cloak Room-4			
	Ground Floor	101.46		101.46
24	Servant Room-3			
	Ground Floor	44.47		44.47
25	Cycle Parking Shed			
	Ground Floor	1479.35	---	1479.35
	Total	14630.88	7493.77	22124.65

Already approved FSI Area : 107768.74sqm

Proposed Additional FSI Area : 14630.88Sqm

Total FSI Area : 122399.62Sqm

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 31 /2025** and Duration of Permission from **20.01.2025 to 19.01.2033** (8Years) has been accorded with the following special and general condition:

Special Conditions :

1. The OSR-1 area (earmarked as A to D) 4354.08Sqm, OSR-2 area (earmarked as E to H) 4329.52Sqm, OSR – 3 area (earmarked as I to L) 6226.03Sqm, total OSR 14909.63sqm 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 Fire License cited in the reference 15 to 17 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Conditions stipulated in 23 rd cited Environment letter to be followed scrupulously
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. 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.
6. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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 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. 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.

11. 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.

General Condition:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
2. Structural design report Conditions stipulated in 24th cited Anna university letter to be followed scrupulously
3. 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.
4. 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.
5. 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.
6. 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.
7. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
8. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
9. 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.
10. 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.
11. Mosquito netting to be provided at OHT and well.
12. 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.
13. Fly Ash bricks and Materials to be used Mandatory.
14. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Planning Permission 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 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. professional's details including quality auditor at the place of construction.

Encl: Building Plan Map

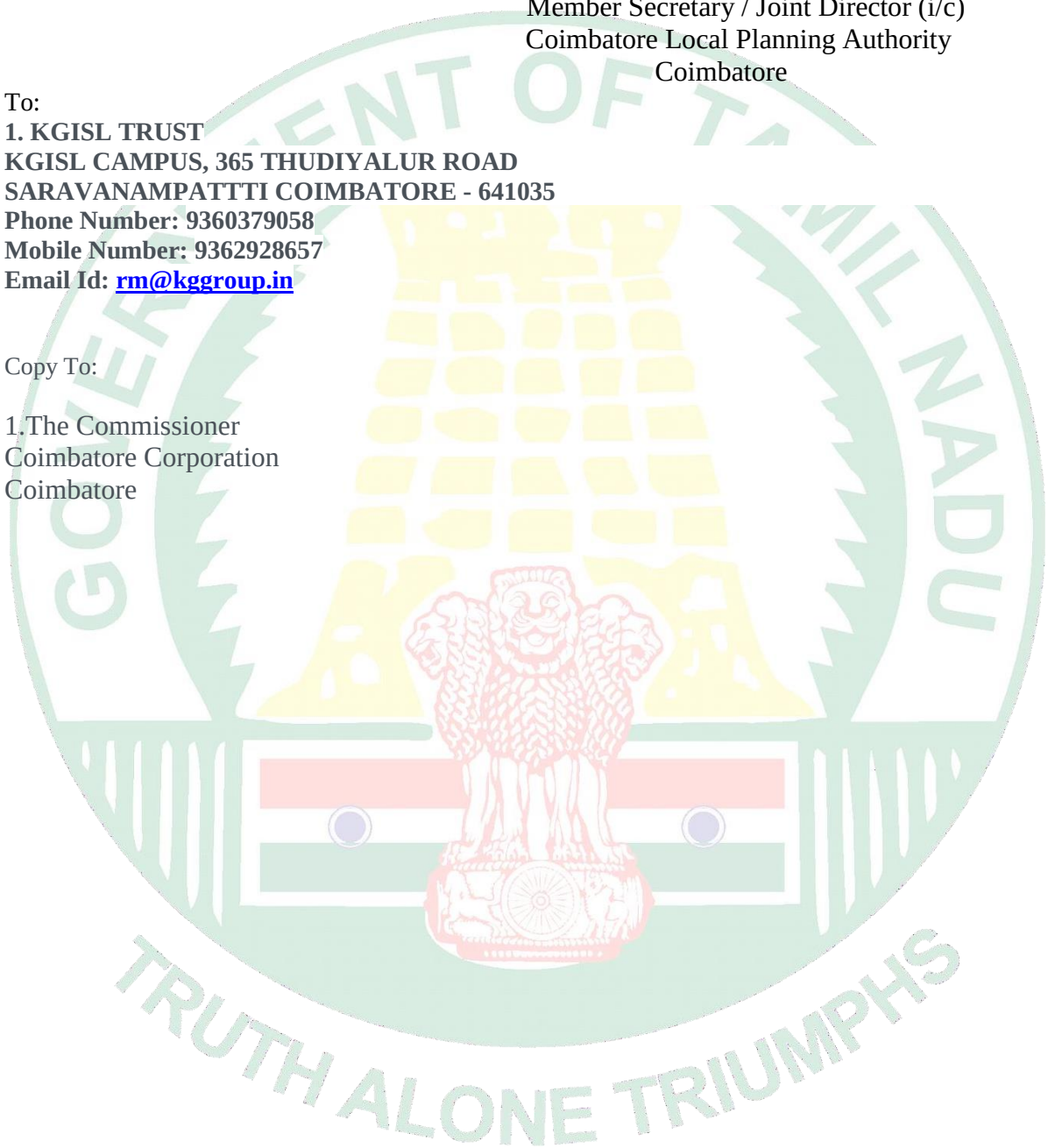
Member Secretary / Joint Director (i/c)
Coimbatore Local Planning Authority
Coimbatore

To:

1. KGISL TRUST
KGISL CAMPUS, 365 THUDIYALUR ROAD
SARAVANAMPATTTI COIMBATORE - 641035
Phone Number: 9360379058
Mobile Number: 9362928657
Email Id: rm@kggroup.in

Copy To:

1.The Commissioner
Coimbatore Corporation
Coimbatore



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.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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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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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

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Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

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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

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Floor space index

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Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

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Registers and directories

Who holds it, and which office keeps the record.

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Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

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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.

