

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 JOINT DIRECTOR (FAC)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: G.PURUSHOTHAMAN., B.E., M.plan.,,

ASSISTANT DIRECTOR

Online Building Plan Application Number - : SWP/BPA/366787/2024



Subject: School Building – District Town and Country Planning Office- Coimbatore District – Pollachi Taluk, Pollachi Municipality - Ward-B, Block-12, T.S.No.737/2,737/3 for an extent of Site area is 16673.00Sqm (4.12 Acres) – Existing, Addition and Alteration, Proposed Construction of School building for FSI area 8619.59 sqm — Technical Concurrence issued By Directorate of Town and Country Planning – Forwarded for further action - Regarding.

Ref:

1. Applicant. Shaanthi School, Online Application Reference No SWP/BPA/366787/2024, Received Dated:05.10.202406.11.2024, 08.11.2024, 09.11.2024 and 11.11.2024..
2. Directorate of Town and Country Planning office proceeding letter No : SWP/BPA/366787/2024, Dated:12.11.2024
3. Assistant Director / Member Secretary / Joint Director (i/c) Coimbatore District Town and country Planning office, Inspection Report of Online Application No.SWP/BPA/366787/2024, Dated: 7.10.2024
4. Director of Town and Country Planning,Chennai Letter Roc.No: 15600/2007/BA1, Dated:29.10.2007
5. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
10. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020.
11. Director of Town and Country Planning, Circular Letter Roc No. 7486/2009/BA2, Dated:16-04-2009.

12. Director of Town and Country Planning, Circular Letter Roc No. 12201/2017/PA1, Dated:22-09-2017.
13. Director of Town and Country Planning, Circular Letter Roc No. 14227/2017/CP, Dated:14-12-2017.
14. Director of Town and Country Planning, Circular Letter Roc No. 4367/2019/BA2,, Dated:05.02.2020
15. Southern Railway Divisional Office Letter No.U/w.280/NOC/ADEN/S/DG, Dated:27.11.2010
16. District Fire Officer, Coimbatore, Letter K.Dis.No.21306/E1/2024, Dated:10.10.2024.
17. Demand payment Request Letter, Dated: 15.11.2024
18. Applicant M/s.SHAANTHI SCHOOL,, **Coimbatore** Demand Remittance letter dated: 15.11.2024

Fees Details

Centage Charge for Building	-	Rs. 10000.00
Centage Charge of Land	-	Rs.300.00
Infrastructure and Amenities Charges	-	Rs. 1875300.00
Display Board Charges	-	Rs.1500.00
Shelter Chagres	-	Rs. 127985.00
CC & CCC charges	-	Rs. 108276.00
Security Deposit	-	Rs. 937650.00
Development Charges for Building	-	Rs. 402400.00
Development Charges for Land	-	Rs. 133400.00

Order

With reference to the 1st Cited letter, the applicant Shaanthi School has requested for the approval of Existing, Addition and Alteration, Proposed Construction of School building at Coimbatore District, Pollachi Taluk, Pollachi Municipality, Ward-B, Block-12, T.S.No.737/2,737/3 for an extent of Site area is 16673.00Sqm (4.12 Acres), Reference to the 3rd cited letter, the boundary of the site has been marked as “A to E” and FSI Area of 2046.22 Sq.m are already approved by the Director of Town and Country Planning, Chennai vide Approval No.299/2007, Dated:29.10.2007. In Site Area (16673.00Sq.m) Existing, Addition and Alteration, Proposed Construction of School building has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Member Secretary / Joint Director (i/c) recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to M”.

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal The Director, Town and Country Planning, Chennai has numbered as B.P/DTCP No: 535 / 2024.

This Office Technical Clearance No: 77/2024. Technical concurrence has been issued with the following common and special conditions.

The area statement for the Existing, Addition and Alteration, Proposed Construction of School building is as below.
Area of Site – 16673.00 Sq.m.

Building details: School Building

S. No	Building name	Already Approved Area in Sq.m	Addition and Alteration Area in Sq.m	Total FSI Area in Sq.m
1.	Block-A (Security Block)			
	Ground Floor	-	7.56	7.56
2.	Block-B (Security Block)			
	Ground Floor	-	7.56	7.56
3.	Block- C (School Building)			
	Basement Floor	256.05	656.64	912.69
	Ground Floor	698.34	1308.70	2007.04
	First Floor	698.34	1152.18	1850.52
	Second Floor	-	1760.99	1760.99
	Third Floor	-	1249.54	1249.54
	Terrace Floor	-	-	-
3	Typical Block-D,E,F (Toilet Block)			
	Ground Floor	-	130.20	130.20
4	Block-G (Toilet Block & Servant Room)			
	Ground Floor	-	120.00	120.00
5	Block-H (Servant Room)			
	Ground Floor	-	180.00	180.00
6	Swimming Pool			
		111.63	-	111.63
7	Vehicle Stand			
		281.86	-	281.86
	TOTAL	2046.22	6573.37	8619.59

Existing Approved Area = 2046.22 Sq.m
Addition and Alteration Area = 6573.37 Sq.m

Special Conditions

1. The OSR (1 to 4 area 1669.62 Sqm) Shown in the site plan should be retained open space reservation as per Explanation (i) of TNCDBR 2019 rule 41(1).
2. Conditions stipulated in the Fire NOC cited in the reference 18 issued by District Fire officer, Coimbatore, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously
3. No Objection Certificate from TANGEDCO is to be obtained as per TNCDBR 2019, Rule No.9, Annexure-XVII, Sl.No.5 for the High tension Tower line passing through the site
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
5. Conditions Stipulated in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. Technical Clearance 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
7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage,
8. 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
9. 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

10. The provisions in the G.O (M.s) 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

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 WaterSupply, Dated: 04.02.2019.
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. Fire rescue Equipment Should be Provided as per Rules,
8. As per GO No 341 MAWS 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.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,
11. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
12. Rain water harvesting should be provided as per the directions mentioned in G.O.18 Department of Municipal Administration and WaterSupply, Dated: 04.02.2019.
13. 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
14. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
15. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant

16. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
17. Enforcement action Under Section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by component Authority,
18. Government Registered Electrical Contractor must be employed for wiring works during construction.

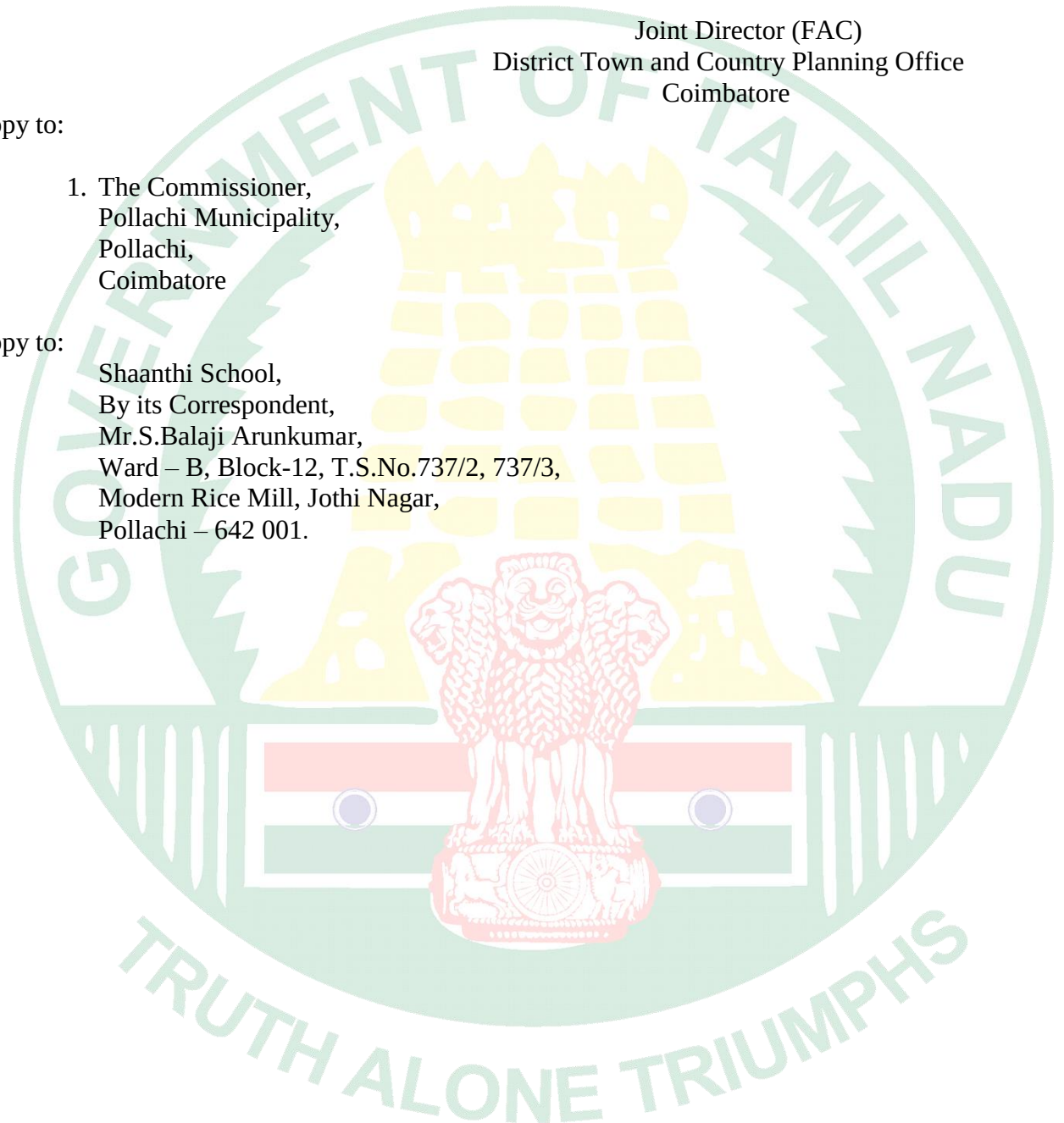
Joint Director (FAC)
District Town and Country Planning Office
Coimbatore

Copy to:

1. The Commissioner,
Pollachi Municipality,
Pollachi,
Coimbatore

Copy to:

Shaanthi School,
By its Correspondent,
Mr.S.Balaji Arunkumar,
Ward – B, Block-12, T.S.No.737/2, 737/3,
Modern Rice Mill, Jothi Nagar,
Pollachi – 642 001.



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What the plan says can happen on this land.

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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.

