

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 ASSISTANT DIRECTOR /JOINT DIRECTOR (FAC)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

AT: G.PURUSHOTHAMAN., B.E., M.plan., ASSISTANT DIRECTOR

Online Application No: SWP/BPA/422735/2025



Higher Secondary School Building- District Town and Country planning – Coimbatore District – Pollachi Taluk –Pollachi Municipality – Ward No : (H), Block No : 6, T.Kottampatti Village – T.S.No: 3/4 - The site extent of 13962.50 Sq.m - Proposed **Higher Secondary School Building** of FSI Area 3671.44 Sq.m -Technical clearance Issued-Reg

- Reference
1. Applicant's Thiru.M. Venkateswaran and Tmt. K. Vanitha online application : **SWP/BPA/422735/2025**, Dated: 02.01.2025
 2. GO (M.s). No.79, Housing and Urban Development Department, Dated 04.05.2017
 3. District Officer, Fire and Rescue Department , Coimbatore Vide Letter 25939/E1/2024, Online Ref No:244697, Dated.19.12.2024
 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 RocNo.7963/2022/K2, Dated:11.4.2023
 8. Circular from the Director of Town and Country Planning Vide letter RocNo.4173/2022TCP5, Dated:12.04.2023
 9. G.O(M.s)No.138,Housing and Urban Development Department Dated:04.06.2004.
 10. G.O(M.s)No.86,Housing and Urban Development Department, Dated:28.03.2012.
 11. G.O(M.s)No.85,Housing and Urban Development Department, Dated:16.05.2017
 12. G. O(Ms) No .01,Housing and Urban Development Department, Dated: 05.01.2021.
 13. G. O(Ms)No.53, Housing and Urban Development Department, Dated:16.04.2018.
 14. G. O (M.s) No18, Municipal Administration and Water Supply Department, Dated:04.02.2019
 15. G.O(M. s) No16 , Municipal Administration and Water Supply Department Dated:31.01.2020
 16. G. O (M. s). No18, Housing and Urban Development Department, Dated:04.02.2019
 17. G. O(Ms). No 54,Housing and Urban Development Department, Dated:12.03.2020.
 18. Circular from the Director of Town and Country Planning vide

letter Roc No.7486/2009/PA2, Dated:16-04-2009.

19. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27-06-2012.
20. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/PA1, Dated:22-09-2017
21. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated:14-12-2017.
22. Demand payment Request Letter, Dated:13.01.2025
23. Applicant's Mr. M. Venkateswaran and Mrs. K. Vanitha demand remittance letter date:20.01.2025

The applicant remitted the required fees given below for the proposed Construction of the **Higher Secondary School Building**

Centage Charges for Building	Rs.15,000.00
Centage Charges for Land	Rs.300.00
Display Board Charges	Rs.1,500.00
Infra structure and Amenities Charges	Rs.10,54,500.00
Development Charges for Building	Rs.1,68,000.00
Development Charges for Land	Rs.1,12,000.00
CC Charges	Rs.45,205.00
Security Deposit Charges	Rs.5,27,250.00
Premium FSI	N/A
Shelter Charges	Rs.22,750.00

Order:-

With reference to the 1st Cited letter, applicant has requested Proposed **Higher Secondary School Building** of FSI Area 3671.44 Sq.m in Coimbatore District, Pollachi Taluk- Pollachi Municipality Ward No : (H), Block No : 6, T.Kottampatti Village – T.S.No: 3/4. The site extent of 13962.50 Sq.m .The Site has been marked as “A to D ” and the site approval and Technical concurrence for the Proposed **Higher Secondary School Building** has been accorded vide **SWP/LP/R(C)No:16/2025** and **SWP/BP/DTCPR(C)No: 09/2025**. Technical Clearance has been issued with the following common and Special Conditions

Site Extent :

- a) As Per TSLR = 13962.20 Sq.m
b) As Per Document = 13962.50 Sq.m

Building Area Details :-

Block Details	Floor Details	FSI (Sqm)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
BLOCK-1	Ground Floor	1309.18	152.74	1461.92
	First Floor	1221.41	152.74	1374.15
	Second Floor	1140.85	152.74	1293.59
	Terrace Floor	---	37.74	37.74
Total Area of the Building		3671.44	495.96	4167.40

Total FSI Area – 3671.44 Sq.m
Floor Space Index (FSI) – 0.26

Special Conditions:

1.	The OSR (ear marked as 1 to 4) area 1415.16 Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41 (1) (i).
2.	It is the responsibility of the builders to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
3.	Building technical 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.
4.	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.
5.	Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously
6.	The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated 05.02.201 relating to the installation and use of solar energy systems should be followed.
7.	“The Tamil Nadu Government in G.O.Ms. No112, Housing and Urban Development Department dated: 22.06.2017 have the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, 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”.
8.	According to the CircularNo.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.
9.	Also, if anyone else disputes the division of 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.
10.	The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects. - Title or ownership of the site or building. - Easement Rights. record as the case may be, shall be responsible for defects in the design. - Structural Reports, Structural Drawing and Structural aspects. - The Registered Architect or Register Engineer and Structural Engineer on Workmanship, soundness of structure and materials used. - Quality of building services and amenities the construction of building. - Other requirements or licenses or clearance required on the site or premises or activity under various other laws.

Conditions :-

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 panels 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 the necessary permission of this office in case any alterations are required proper revised approval should be obtained.
5.	Rainwater 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. 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. Fly Ash bricks and Materials to be used Mandatory.

8.	As per GO 16 a display board of size 60cmx120cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
9.	In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
10.	If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
11.	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
12.	Enforcement action under section 56&57 of TamilNadu 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.

Encl: Building Plan Map

Joint Director(I/C)
District Town and Country Planning Office,
Coimbatore

To
The Commissioner,
Pollachi Taluk,
Coimbatore - 642003.

Copy To

Thiru.M. Venkateswaran and Tmt. K. Vanitha,
D.No: 9/19, Montana Avenue,
Trilok, Civil Aerodrome,
Coimbatore south,
Coimbatore – 641014.



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.

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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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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.

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Guideline value by survey

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