

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 MEMBER SECRETARY/JOINT DIRECTOR (FAC),
COIMBATORE LOCAL PLANNING AUTHORITY,
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE, PRESENT:
THIRU.G.PURUSHOTHAMAN, B.E.,M.Plan.,
JOINT DIRECTOR (FAC),
SWP Building Plan Application – Planning Permission**



No: SWP/BPA/636134/2025

Date: 08.01.2026

Subject : Revised and Proposed Additional Institutional (International School)

Building - Coimbatore District / Corporation - Saravanampatti Village- S.F No. 235pt. and 236/3pt., with an extent of site area 42466.64 sq.m.- In Existing approved with revised and proposed additional construction of school building for Total FSI area 12745.02 sqm- Technical Concurrence issued from the Director, DTCP, Chennai - Planning Permission Issued- forwarded for further action - Reg.

- Reference :
1. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application no. SWP/BPA/636134/2025, Dated:30.12.2025 (BP/DTCP No: 675/2025)
 2. Applicant.Thiru.M..Devapparkash, Online Application Reference No. SWP/BPA/636134/2025, Received Dated: 29.8.2025.
 3. Assistant Director / Member Secretary / Joint Director (FAC) Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/636134/2025, Dated: 09.12.2025.
 4. Member Secretary (i/c), Coimbatore / Local Planning authority, Roc.No.2634/2008/LPA3, Dated: 20.01.2010.
 5. The Commissioner (i/c), Town and country Office, Chennai letter Roc.No.611/2019/ BA1, Dated: 05.03.2019.
 6. Member Secretary (i/c), Coimbatore Town and country planning office, Letter Roc.No.10904/2017/LPA3, Dated: 15.05.2019.
 7. G.O.(3D) No.23, Housing and Urban Development Department, Dated: 26.02.2025. (Setback relaxation)
 8. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 9. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 10. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 11. G.O.18, Department of Municipal Administration and Water Supply Dated: 04.02.2019.
 12. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
 13. G.O. No.54, Housing and Urban Development Department, Dated:

12.03.2020.

14. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
17. Director of Town and Country Planning, Chennai circular Roc.No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
18. District Officer, Fire and Rescue Service, Coimbatore District, letter PP.NOC.No. 5158/NOC/NMSB/2025, dated: 19.09.2025.
19. Demand payment Request Letter, Dated:31.12.2025
20. Applicant. Thiru..M..Devapparakash,Online Application Reference No. SWP/BPA//636134/2025, Demand remittance letter Dated. 05.01.2026,06.01.2026&07.01.2026

ORDER

1. With reference to the 2nd cited letter, the applicant Thiru.M.Devapparakash (K'SIRS International School)has requested for the approval of revised and proposed additional Institutional building for Total FSI area 12745.02 sqm. at Coimbatore District / Local Planning Authority / Coimbatore North Taluk, Coimbatore corporation / North Zone, Saravanampatti Village, S.F. Nos:235pt & 236/3pt for an extent of site area 42466.64 sq.m.
2. With reference to the 4th cited, the Member Secretary, Coimbatore Local Planning Authority, issued planning permission, wherein the boundary of the site was marked as "A to H", and approval was granted for Ground Floor (2469.79 sq.m), First Floor (2281.51 sq.m), Second Floor (2281.51 sq.m), and Terrace Floor (104.55 sq.m), vide Permission No. 24/2010, dated 19.01.2010.
3. With reference to the 5th cited, the Commissioner, Town and Country Planning Office, Chennai, issued Technical Concurrence for the Auditorium (1948.08 sq.m), Security Room (12.27 sq.m), and Servant Room (52.32 sq.m), vide B.P./DTCP No. 42/2019, dated 05.03.2019. Subsequently, Planning Permission was issued by the Member Secretary (i/c), Coimbatore Local Planning Authority, vide Planning Permission No. 109/2019, dated 15.05.2019.

In the same site, the proposal for revised construction of the Institutional building proposal has been issued under Section 49 of the Town and Country Planning Act, 1971, and has been numbered as **B.P/ DTCP No. 675/2025** in reference no. 01.

The planning permission has been issued with below conditions for the above proposal and numbered as **Planning Permission No: 22/2026**. The Planning Permission Period for **8 Years** from the date of e-sign, is accorded with the following

The area statement for the school building is as below.

Area of the site – 42466.64 sqm.

Building details: Revised and Proposed Additional Construction of Institutional (International School) Building

Sl.No.	DESCRIPTION	FSI Area (Sqm)	Non- FSI Area (Sqm)	Total Built-Up Area (Sqm)
Revised Building Area				
1	Auditorium	2211.17	-	2211.17
2	Security Room	23.56	-	23.56
3	Servant Room	56.07	-	56.07
Total Area		2290.80	-	2290.80
Proposed Additional Building Area				
1	Ground Floor	1172.55	-	1172.55
2	First Floor	1124.43	-	1124.43
3	Second Floor	1124.43	-	1124.43
4	Terrace Floor	-	126.26	126.26
Total Area		3421.41	126.26	3547.67

Existing Approved FSI area - 7032.81 sq.m.

Revised FSI area - 2290.80 sq.m

Proposed FSI Area - 3421.41 sq.m.

Total FSI area FSI - 12745.02 sq.m.

FSI - 0.30

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

Special Conditions

1. The OSR (1 to 4 area = 4247.64 sq.m) shown in the site plan should be retained as open space reservation as per Explanation (i) of TNCDBR 2019 rule 41(1).
2. As per 7th cited, conditions stipulated in the G.O.(3D) No.23, Housing and Urban Development Department, Dated: 26.02.2025. must be fulfilled scrupulously.
3. The conditions imposed in the Fire NOC cited in the reference no.18th should be followed.
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 Government Departments must be fulfilled 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 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. 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.
8. 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.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
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. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - d) Workmanship, soundness of structure and materials used
 - e) Quality of building services and amenities the construction of building
 - f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
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.

General Conditions

1. Solar water heating system to be provided to the revised and additional institutional school building. Solar photo voltaic panels should 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 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019& 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. 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 must be used for construction.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
11. 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 Register engineer details at the place of construction.
12. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
13. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
14. 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.
15. 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.
16. Government Registered Electrical Contractor must be employed for wiring works during construction.

17. Fees paid Details for Revised and Proposed Additional Construction of Institutional Building

Sl.No	Description	Payment details for Existing Approval (PP :24/2010,dt.19.01.2010& 109/2019 dt.15.05.2019		Payment details for this Approval		
		Amount in Rs.	Pre paid Date	Amount in Rs.	Date	E-Challan No.
1	Scrutiny Fees	---	---	90,202.00	29.08.2025	---
2	CC Charges	63,000.00	19.03.2019	62,856.00	05.01.2025	---
3	Security Deposit	---	---	8,14,388.00		
4	Display Board Charges	---	---	1,500.00		
5	Development Charge for Building	78,000.00	19.03.2019	1,55,600.00		
6	Development Charge for Land	59,453.00	06.01.2010	2,80,283.00	06.01.2026	20260105035757
7	Centage Charges for Land	1000.00	22.03.2019	600.00		
8	Centage Charges for Building	---	---	18,000.00		
9	Infrastructure and Amenities Charges	5,56,000.00	22.03.2019	10,72,775.00	07.01.2026	20260105036305
10	Shelter Charges	---	---	52671.00		
11	Premium FSI Charges	Not Applicable				
12	OSR Charges	OSR (1 to 4 area = 4247.64 sq.m) shown in the site plan				

Encl: Building Plan Map with E-sign

Member Secretary /Joint Director (FAC),
Coimbatore local Planning Authority,
District Town and Country Planning Office,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore.

Copy to

Mr. M. Devappurakash,
No:15,Malavia street,
Ram Nagar,
Coimbatore -641009

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.

