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REFERENCE
SWP/BPA/681586/2025

ISSUED
15 October 2026

PP APPROVAL RECORD

Planning Permission

Survey 321/2 and 3 more

Madukkarai taluk

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.

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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT:THIRU.S.S.BARATH,M.E.,,
DEPUTY DIRECTOR

Building Plan Application – Planning Permission
Application No: SWP/BPA/681586/2026 **Date:15.10.2026**

Subject:

Institutional Building (College Building) – DTCP, Coimbatore/LPA – Coimbatore District - Madukkarai Taluk, Madukkarai Municipality & Village - S.F.Nos.321/2, 322 & 323/2 for an extent of site area 79641.47 sq.m. – Existing Construction and Additional Construction of College Building with total FSI area 9704.86 sq.m. Technical Concurrence issued from Commissioner, Commissionerate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action – Reg

Reference:

1. Applicant Thiru. **M/S. TEXCITY MEDICAL AND EDUCATION TRUST** Coimbatore Online Application Reference No.SWP/BPA/681586/2025, Dated: 23.10.2025, 25.04.2026 & 31.07.2026
2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated:31.07.2026 (BP/DTCP No.527/2026)
3. Commissioner of town and Country Planning, Chennai letter Roc No.22504/2026/TCP-3 dated 14.10.2026.
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020
9. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. G.O.(Ms). No.171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025.
14. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
15. District Officer, W.R., Tamil Nadu Fire & Rescue Services,

Coimbatore NOC Letter PP NOC No.6530/NOC/NMSB/2025, Serial No. 4301/2025, Dated:04.12.2025.

16. Demand payment Request Letter, Dated: 01.08.2026
17. Applicant **M/S. TEXCITY MEDICAL AND EDUCATION TRUST** Coimbatore demand remittance letter dated: 03.08.2026.

Fees Details

Sl. No.	Description	Payment details for this Approval		
		Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	1,38,261.00	23.10.2025	---
2.	OSRA Fees	-	-	---
3.	CC Charges	1,09,837.00	03.08.2026	---
4.	Security Deposit	13,83,390.00		
4.	Display Board Charges	1,500.00		
5.	Development Charges for Building	4,08,200.00		
6.	Development Charges for Land	6,37,200.00		
7.	Centage Charge for Building	32,500.00	03.08.2026	20260803011848
8.	Centage Charge for Land	1,500.00		
9.	Infrastructure and Amenities Charge	27,66,780.00		
10.	Shelter Charges	40,774.00	03.08.2026	20260803011987

ORDER

With reference to the 1st Cited letter, the applicant has requested for the approval of **Institutional Building (College Building) –** DTCP, Coimbatore/LPA – Coimbatore District - Madukkarai Taluk, Madukkarai Municipality & Village - S.F.Nos.321/2, 322 & 323/2 for an extent of site area 79641.47 sq.m. – Existing Construction and Additional Construction of College Building with total FSI area 9704.86 sq.m. The site has been marked as **"A to L"** and issued concurrence for by the Director, Directorate of Town and Country Planning Department, for above mentioned proposal, vide reference 2. And the Building Plan has been numbered as **B.P/DTCP No. 527/2026.**

With reference to the letter 16 cited, Demand was issued to the applicant 07.10.2026. Applicant remitted the required fees and submitted remittance letter to the office on 08.10.2026 through online.

Hence, the planning permission is issued with below conditions for this proposal and numbered as **Planning Permission No:742/2026.** The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following,

The area statement for the Revised and Proposed School Bbuilding is as below.

Total Area of the Site : 79650.00 Sqm

Building details: Revised and Proposed School Building

Description	FSI area in Sq.m	Non FSI area in Sq.m	Total Builtup area in Sq.m
Existing Constructed Building			
Block-1- College Building			
Ground Floor	927.10	-	927.10
First Floor	882.04	-	882.04
Second Floor	882.04	-	882.04
Head Room	-	54.99	54.99
Block-2- Preyer Hall			
Ground Floor	216.36	-	216.36
Block-3 (Hostel Building)			
Ground Floor	511.24	-	511.24
First Floor	511.24	-	511.24
Head Room	-	19.83	19.83
Total	**3930.02**	**74.82**	**4004.84**
Proposed Building			
Block-4 (College Building)			
Ground Floor	1997.76	-	1997.76
First Floor	1868.40	-	1868.40
Head Room	-	332.54	332.54
Block-5 (Hostel Building)			
Ground Floor	588.19	-	588.19
First Floor	588.19	-	588.19
Second Floor	588.19	-	588.19
Head Room	-	87.95	87.95
Block-6 (Toilet Block)			
Ground Floor	144.11	-	144.11
Total	**5774.84**	**420.49**	**6195.33**
Grand Total	**9704.86**	**495.31**	**10200.17**

Total FSI Area : 9704.86 Sqm

FSI : 0.122

The Planning Permission issued with the following Special and General Conditions:

Compliance Conditions

1. The Applicant should submit the Structural Design Basis Report in Form 1 of Annexure XIV, as prescribed under TNCDBR-2019, before the issuing of Planning Permission.

2. As indicated in the site plan, the portions of the existing building marked for demolition should be completely demolished before the issuing of planning permission.

Special Conditions

1. OSR area 8112.49 sq.m. (10.19%) earmarked as '1' to '4' shown in the site plan should be retained as open space reservation as per rule 41(1) Explanation (i) of TNCDBR 2019.
2. As per GO cited in the reference 14th, For Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points."
3. Conditions stipulated in the Fire NOC cited in the reference 15th issued by District Fire officer, Coimbatore, Tamil Nadu Fire and Rescue Services, is 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. 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. 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.
9. 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.
10. 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.

General Conditions

1. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal with in Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority
    a. 1.If the details given by the applicant is found to be false (or)
    b. 2. If the applicant fails to follow the rules and Norms, the Member Secretary
    c. concern can cancel or revise the planning permission issued.
4. Solar water heating system to be provided to the Non-High-Rise Residential Building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. 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.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
11. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials to be used Mandatory.
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 professional's including quality Auditor details at the place of construction.
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 Special Officer/The Block Development Officer, Madukkarai Panchayat 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.

(e-signed)
Member Secretary /Joint Director (FAC)
Coimbatore local Planning Authority
Coimbatore District

To

The Commissioner,
Madukkarai Municipality,
Coimbatore District.

Copy to:

1. Ms TEXCITY MEDICAL AND EDUCATION TRUST,
   S.F.NO. 25/32 Palathurai Road,
   Madukkari
   Madukkarai Taluk,
   Coimbatore – 641 037.

2. The Chair Person,
   Tamil Nadu Real Estate Regulatory Authority,
   TNRERA Building,
   No.133, G-Block, I Avenue,
   Anna Nagar (East),
   Chennai - 600 102.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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

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

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

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

Verified RealEstate™

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.