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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 /Join Director (FAC)

Online Application Number: SWP/BPA/690118/2025

Subject : Additional Institutional Building (School Building) – Coimbatore District Town and Country Planning Office - Coimbatore District - Pollachi Taluk – Pollachi Municipality – T.Kottampatti village – Ward: H - Block No: 6 - T.S.No:3/4 for an extent of site area 13962.50 sq.m - Proposed additional construction of Higher secondary school building for a FSI area 7070.20 sq.m.- Technical clearance issued by DTCP - forwarded for further action - Reg.

- Reference :**
1. Thiru. M. VENKATESWARAN & Tmt. K. VANITHA, Online Application Reference No. SWP / BPA / 690118 / 2025, Received Dated: 03.11.2025 & 12.01.2026
 2. Technical Clearance Issued by Director of Town and Country Planning, Chennai vide, Reference No. SWP/BPA/690118 /2025 dt.14.01.2026.
 3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, technical clearance letter Online Application No. SWP / BPA / 422735 / 2025, Dated: 20.01.2025.
 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 Roc No.7963/2022/K2, Dated:14.4.2023

8. Circular from the Director of Town and Country Planning
Vide letter Roc No.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.No.85, Housing and Urban Development Department, Dated:
16.05.2017
12. G.O. 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.No.18, Department of Municipal Administration and Water
Supply, Dated: 04.02.2019.
15. G.O.16 Department of Municipal Administration and Water Supply,
Dated: 31.01.2020.
16. G.O.79, Housing and Urban Development Department, Dated:
04.05.2017.
17. G.O. No.54, Housing and Urban Development Department, Dated:
12.03.2020
18. Director of Town and Country Planning, Chennai circular Letter
Roc No. 7486/2009/BA2, Dated: 16.04.2009.
19. Director of Town and Country Planning, Chennai circular Letter
Roc No. 21075/2009/BA1, Dated: 27.06.2012
20. Director of Town and Country Planning, Chennai circular Letter
Roc No. 12201/2017/BA1, Dated: 22.09.2017.
21. Director of Town and Country Planning, Chennai circular Letter
Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

22. Circular from the Commissioner of Town and Country Planning,
Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
23. District officer, Coimbatore District Fire& Rescue service department,
PP.NOC.No.6090/NOC/NMSB/2025, Date.11.11.2025.
24. G.O.Ms.No.225, Housing and Urban Development[UD4(1)],
Department, Dated: 26.12.2024.
25. G.O.(Ms).69, Housing and Urban Development {UD4(1)} Department,
dated 11.03.2024.
26. Demand payment Request letter dated. 19.01.2026.
27. Applicants, Demand Remittance letter dated. 19.01.2026.

The applicant remitted the required fees given below for the proposed
Construction of the Industrial Building

Centage Charges for Building	Rs. 5000.00
Centage Charges for Land	Rs. 300.00
Display Board Charges	Rs. 1500.00
Infra structure and Amenities Charges	Rs. 963300.00
Shelter Charges	Rs.161707.00
Development Charges for Building	Rs. 147200.00
Development Charges for Land	Rs. 280.00
CC Charges	Rs. 39608.00
Security Deposit Charges	Rs. 481650.00
OSR Charges	Not Applicable
Premium FSI	Not Applicable

Order

With reference to the 1st Cited letter, the applicant has requested for the approval of proposed additional construction of Higher secondary school building in Coimbatore District, Pollachi Taluk /Municipality, T.Kottampatti Village, Ward No: H, Block No: 6, T.S.No: 3/4 for an extent of site area 13962.50 sq.m.

With reference to the 3rd cited, the Assistant Director / Joint Director (FAC), Coimbatore District Town and Country Planning Office, has accorded technical clearance for Block-1 comprising Ground Floor (1309.18 sq.m.), First Floor (1221.41 sq.m.), and Second Floor (1140.85 sq.m.), totaling an FSI area of 3671.44 sq.m., vide SWP/LP/R(C) No. 16/2025 and SWP/BP/DTCPR(C) No. 09/2025.

The Technical Clearance for the above said additional construction has been issued by the Director of Town and Country planning, Chennai, under section 49 of Town and country planning Act, 1971 vide reference 2nd cited above and the boundary of the site has been marked as "A to D" and numbered as B.P/DTCP/No.34/2026.

On the receipt of requisite charges vide reference 27th cited above, the site approval is issued to the above proposed site and numbered as **SWP/LP/R(C)No.18/2026**(Revises SWP/LP/R(C) No. 16/2025) **and** The Technical Clearance id issued under section 49 of Town and country planning Act, 1971 for the above proposal and numbered **SWP/BP/DTCPR(C)No. 09/2026**(Revises SWP/BP/DTCPR(C) No. 09/2025) , Technical clearance has been issued with the following common and Special conditions.

Area of the Site – 13962.50 sq.m.

The area statement for the proposed Additional Institutuinal Building is as below:-

Block Details	FSI Area (in sq.m)	Non FSI Area (in sq.m)	Total Built up Area (in sq.m)
Block -2			
Ground Floor	1129.92	73.79	1203.71
First Floor	1129.92	73.79	1203.71

Second Floor	1129.92	73.79	1203.71
Third Floor	-	89.24	89.24
Block-3			
Security Room	9.00	-	9.00
Total Area	3398.76	310.61	3709.37

Existing approved FSI Area - 3671.44 sq.m

Proposed additional building FSI - 3398.76 sq.m.

Total FSI area - 7070.20 sq.m

FSI - 0.506

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions:

1. The OSR (1 to 4 area 1415.69 sq.m) shown in the site plan should be retained as open space reservation as per Explanation (i) of TNCD BR 2019 rule 41(1).
2. Conditions stipulated in the Fire NOC cited in the reference 23rd issued by District Fire Officers, Coimbatore, Tamil Nadu Fire and Rescue Services, is to be followed Scrupulously.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. Building 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.

6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. According to the Circular No. 12544/14/CB dated: 04.07.2014 stating that, 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 applicants 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. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
10. Building to be Used Strictly as per mentioned purpose in Approved Building Plan
11. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage
12. As per Tamil Nadu Combined Development and Building Rules 2019 Rule, 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. record as the case may be, shall be responsible for defects in the design.
 - c. Structural Reports, Structural Drawing and Structural aspects.
 - d. The Registered Architect or Register Engineer and Structural Engineer on
 - 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 or the site or premises or activity under various there laws.

General Conditions :-

1. The Building permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 47A)
2. if the application applied under 47A or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country
3. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant
4. Solar water heating system to be provided to the proposed Industrial 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 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019& 31.01.2020.
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 341MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials must be used for construction.
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 municipality/BDO/UE engineer details at the place of construction.

14. Parking area to be utilized only for parking purpose mentioned as per approved drawing
15. Government Registered electrical Contractor must be employed for wiring works during construction
16. Seismic Resistance Procedure to be Follow
17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Local body if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes
20. The Applicants/developer and also the architects/RE/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.
21. The installation of closed-circuit television units in Public Buildings shall be in accordance with Annexure XXI of TNCBR -2019 rules.

Joint Director (I/c)

District Town and Country Planning office,
Coimbatore District

To
The Commisioner,
Pollachi Municipality,
Pollachi Taluk,
Coimbatore District.

Copy To

Mr. M VENKATESWARAN AND K VANITHA,
Door No 9/19, MOTANA AVENUE,
TRILOK CIVIL AERODROME (PO),
COIMBATORE SOUTH,
Coimbatore District,
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.

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

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
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The LandLens
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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

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Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

