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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 MEMBER SECRETARY/JOINT DIRECTOR (FAC)

COIMBATORE LOCAL PLANNING AUTHORITY

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Mr.G.PURUSHOTHAMAN, B.E., M.PLAN.,

Online Building Plan Application - Planning permission

Application Number - SWP/BPA/731282/2025



HRB – Hostel Building – District Town and Country Planning – Coimbatore District - Coimbatore Local Planning Area – Coimbatore City Municipal Corporation, Madukkarai Taluk, Kurichi Village, S.F.Nos.685/3B2 and 685/3B3 with a Total Site Extent of 4366.00 sqm – Total FSI Area – 13105.65Sqm – Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action – Reg

Reference:

1. Applicant M/s.Span Ventures Pvt Ltd, Rep by its POA, M/s.Span Edutech Ventures Pvt Ltd & M/s.RFM Holdings, Coimbatore Online Application No. SWP/BPA/731282/2025, Dated:17.12.2025.
2. Director of Town and country Planning, Chennai Online Application No. SWP/BPA/731282/2025, Dated:02.05.2026 (Technical concurrence issued vide No. B.P/DTCP No: 363 /2026)
3. Member Secretary/Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/731282/2025, Dated:05.01.2026
4. HRB Meeting held on 10.04.2026, Subject No : 03.
5. G.O (Ms) No : 86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O (Ms) No : 85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O (Ms) No : 01, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O (Ms) No : 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O (Ms) No : 16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O (Ms) No : 54, Housing and Urban Development Department, Dated: 12.03.2020.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023

16. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.
17. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)),dated 08.10.2025.
18. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP.NOC No:22/2026, Dated: 22.01.2026. (Token No : 355280) Dated : 27.02.2026, Token No : 367157.
19. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Circle, Chepauk, Chennai on 26.05.2026.
20. Airport Authority of India NOC ID.COIM/SOUTH/B/ 030326/2513630, Dated:12.03.2026
21. Demand payment Request Letter, Dated: 20.05.2026.
22. Applicant M/s.Span Ventures Pvt Ltd, Rep by its POA, M/s.Span Edutech Ventures Pvt Ltd & M/s.RFM Holdings, Coimbatore demand remittance letter dated: 11.06.2026.
23. Coimbatore LPA Resolution No : 07, Dated : 30.05.2026

Fees Details

Scrutiny Fees	- Rs. 36355.00	Date.17.12.2025.
OSR Fees	- Rs. 4763550.00	Date.16.06.2026
Centage Charge for Building	-Rs. 40000.00	E Challan no. 20260611006914 Date.11.06.2026.
Centage for Land	-Rs. 1500.00	
Infrastructure and Amenities Charges	-Rs. 7379241.00	
Development Charge for Building	-Rs. 595600.00	Online receipt no. 20260611731282 Date.11.06.2026. E-Challan date:11.06.2026 No. 20260611007892
Development Charge for Land	- Rs. 34960.00	
Security Deposit	-Rs. 3689621.00	
Display Board Charges	-Rs. 10000.00	
CC Charges	-Rs. 160262.00	
Shelter Charges	- Rs. 1334124.00	

ORDER

With reference to the 1st Cited letter, the applicant M/s.Span Ventures Pvt Ltd, Rep by its POA, M/s.Span Edutech Ventures Pvt Ltd & M/s.RFM Holdings has requested for the approval of proposed construction of High Rise Hostel Building in Coimbatore District / LPA / Corporation, Madukkarai Taluk, Kurichi Village, S.F.Nos.685/3B2 and 685/3B3 with a total Site Extent of 4366.00 sqm (as per TSLR) with a FSI Area of 13105.65Sq.m.

The above High Rise Hostel Building proposal was placed in High Rise Building Panel meeting held on 10.04.2026. The subject was discussed and suggestions of High Rise Building panel were obtained.

Member Secretary/Joint Director(FAC), Coimbatore Local Planning Authority/Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection

remarks.

Based on the Member Secretary/Joint Director(FAC), Coimbatore Local Planning Authority/Coimbatore District Town and Country Planning Office, recommendation and HRB panel recommendation the applicant request has been accepted and the boundary of the site has been marked as **“A to H”**

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 363/2026**. This Office **Planning Permission No : 470/2026** and valid for a duration of 8Years from the date of e-sign.

The area statement for the Proposed High Rise Hostel Building is as below.

Total Site Area - 4366.00 sqm (As per Patta)

Floor Name	FSI Area in sqm	NON FSI Area in sqm	Total Built-up Area in sqm
Stilt Floor	65.25	1637.11	1702.36
First Floor	1630.05	-	1630.05
Second Floor	1630.05	-	1630.05
Third Floor	1630.05	-	1630.05
Fourth Floor	1630.05	-	1630.05
Fifth Floor	1630.05	-	1630.05
Sixth Floor	1630.05	-	1630.05
Seventh Floor	1630.05	-	1630.05
Eighth Floor	1630.05	-	1630.05
Head Room	-	142.72	142.72
Total	13105.65	1779.83	14885.48

Total FSI Area : 13105.65Sqm

Planning Permission has been issued with the following common and special conditions.

Special Conditions

1. As per reference 14th cited circular and 15th cited Government order, Open space reservation charges collected from the applicant through online portal.
2. As per reference 19th cited Structural Design report and vetted drawing obtained from the PWD.
3. Conditions stipulated in the NOC cited in the reference 18th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
4. Conditions stipulated in the Airport Authority NOC for height clearance NOC cited in the reference 20th issued by Airport Authority of India is to be followed scrupulously

5. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Commercial, Industrial and Institutional buildings exceeding 300Sqm FSI area, a minimum of 10% of Car or Two Wheeler parking space shall be earmarked for Electric vehicles and shall be provided fast charging points.
6. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the empanelled agency is to be submitted before issue of Planning Permission from the District Town and Country Planning Office, Coimbatore District..
7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
8. 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.
9. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
11. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical Concurrence 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.
12. 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.
13. "The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated 22.06.2017 have approved 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.

14. According to G.O No 18 Department of Municipal Administration and Water Supply, 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 itself. After Completion of the building works, the applicant must obtain the Completion Certificate.
15. 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.

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
 - 1.If the details given by the applicant is found to be false(or)
 2. If the applicant fails to follow the rules and Norms, the Member Secretary Concern can cancel or revise the planning permission issued.
4. 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.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. 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.
9. 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.
10. Mosquito netting to be provided at OHT and well.
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 GO 16 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.
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 Commissioner, Coimbatore Corporation 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(I/c)
District Town and Country planning Office,
Coimbatore District

To,:

The Commissioner,
Coimbatore City Municipal Corporation,
Big Bazaar Road, Coimbatore - 641001

Copy to:

M/s.Span Ventures Pvt Ltd, Rep by its POA,
M/s.Span Edutech Ventures Pvt Ltd & M/s.RFM Holdings,
Block No-1, Rathinam Technopark, Pollachi Main Road,
Eachanari, Coimbatore-641021
9688329385
Nithyanandham@rathinam.in

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
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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

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
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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.

