

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**

Application No: SWP/BPA/745913/2026,

Date:16.04.2026

Subject: **Additional Institutional Building (HRB)** - District Town and Country planning office, Coimbatore - Local Planning Authority - Coimbatore District / LPA, North Taluk, Saravanampatti Village, Survey Nos.352/1A1; 353/1, 2; 354/1; 356/3A; 357/1D; 358/2A, 2C, 2D; 359/1A1A, 1B1A; 360/1C,1D2; 362/1Bpt, 1C, 2A, 2B; 363/1B1, 1B2, 2, 3; 365/1A1, 1A2, 1B, 2; 366/1A2, 1A1A1, 1A1A2, 1B, 3A, 3B, 4C1; 372/2 with a site area of 149054.00sqm and FSI area of 134434.80Sqm has been already approved – Now Survey Nos. 357/1D, 360/1D2, 362/1B sub divided as 357/1D1, 1D2; 360/1D2A, 1D2B; 362/1B1, 1B2 - Survey Nos. 357/1D2, 360/1D2B, 362/1B1 area of 2167.00Sqm removed (Gifted to Local Body for Road) from already approved site – Now Revised Survey Nos. 352/1A1; 353/1, 2; 354/1; 356/3A; 357/1D1; 358/2A, 2C, 2D; 359/1A1A, 1B1A; 360/1C, 1D2A; 362/1B2, 1C, 2A, 2B; 363/1B1, 1B2, 2, 3; 365/1A1, 1A2, 1B, 2; 366/1A2, 1A1A1, 1A1A2, 1B, 3A, 3B, 4C1; 372/2 – Total revised site area 146887.00Sqm - Now Proposed Additional FSI Area:35606.52sqm - Total already approved and Additional FSI Area put together is 170041.32Sqm – Technical Concurrence issued – Planning permission issuing - Reg.

- Reference:
1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/0745913/2026, Dt.17.03.2026.
 2. Applicant. M/s.KGISL Trust, Online Application Reference No. SWP / BPA/0745913/2026, Dated:06.01.2026.
 3. Assistant Director / Member Secretary, Joint Director(i/c), District Town and Country Planning Office, Coimbatore Inspection Report of Online Application No. SWP/BP / 0745913 / 2026, Dated:09.01.2026.
 4. HRB Meeting Held on :19.02.2026 (Subject No.11)
 5. Technical Concurrence issued by Director of Town and Country Planning vide Online Application No. SWP / BPA / 0458788 / 2025, Dated:30.06.2025. (Technical Concurrence No.322/2025)
 6. Member Secretary/Joint Director(i/c), Coimbatore LPA Proceedings Online Application No.SWP/ BPA/ 0458788/ 2025, Dated 21.07.2025 (Planning Permission No.439/2025)

7. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
8. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
9. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
10. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
11. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
12. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
13. G.O.(Ms)No.171, Housing and Urban Development Department, (UD4(1)), dated 30.10.2025.
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. 12201/2017/BA1, Dated: 22.09.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/SplCell, Dated: 14.12.2017.
17. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No. PP NOC No:23 / 2026, Dated:22.01.2026.
18. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) EC Identification No. EC24C0000TN5752816N, File No. 11257, Category: B2, Dated: 21.11.2024
19. Scheme road gifted on Gift deed No.3473/2026, Dt.08.04.2026.
20. Coimbatore Local Planning Authority Resolution No.11, Dt.29.03.2026.
21. Demand payment Request Letter, Dated:16.02.2026 and 18.02.2026.
22. Demand paid by the applicant on 17.02.2026 and 18.02.2026, 19.02.2026.
23. Airport Authority of India, Noc ID:COIM/SOUTH/B/021726/2468129, Dt.11.03.2026.
24. Dr K.C.Pazhani, Professor, Dept of Civil Engineering, College of Engineering Guindy, Report and Letter Dt.02.03.2026.
25. Dr A.Dhamodharan, M/s. Eco Tech Labs Pvt Ltd, Design of proposed in-situ sewage treatment plant and Rainwater harvesting system report.

ORDER

With reference to the letter in the 2nd Cited letter, the applicant M/s.KGISL Trust has requested for the additional construction of Institutional building (Men's Hostel) in addition to the Planning Permission has already been issued in the reference 6th cited for an FSI area of 134434.80Sqm in a site area of 149054.00sqm at Coimbatore District, North Taluk, Saravanampatti Village, Survey Nos. 352/1A1; 353/1, 2; 354/1; 356/3A; 357/1D; 358/2A, 2C, 2D; 359/1A1A, 1B1A; 360/1C,1D2; 362/1Bpt, 1C, 2A, 2B; 363/1B1, 1B2, 2, 3; 365/1A1, 1A2, 1B, 2; 366/1A2, 1A1A1, 1A1A2, 1B, 3A, 3B, 4C1; 372/2. Now, Survey Nos.357/1D, 360/1D2, 362/1B sub divided as 357/1D1, 1D2, 360/1D2A, 1D2B, 362/1B1, 1B2. Survey Nos.357/1D2, 360/1D2B, 362/1B1 area of 2167.00Sqm removed (Gifted to Local Body for Road) from already approved site. Now Revised Survey Nos. 352/1A1; 353/1, 2; 354/1; 356/3A; 357/1D1;

358/2A, 2C, 2D; 359/1A1A, 1B1A; 360/1C, 1D2A; 362/1B2, 1C, 2A, 2B; 363/1B1, 1B2, 2, 3; 365/1A1, 1A2, 1B, 2; 366/1A2, 1A1A1, 1A1A2, 1B, 3A, 3B, 4C1; 372/2. Total revised site area 146887.00Sqm Total revised site area 146887.00Sqm.

Now Additional FSI Area is 35606.52sqm. Total already approved and Additional FSI Area put together is 170041.32Sqm.

The above HRB Institutional building (Men's Hostel) proposal was placed in High Rise Building Panel meeting held on 19.02.2026. The subject was discussed and suggestions of High Rise Building panel were obtained.

The applicant request was accepted and the boundary of the site has been marked as "1 to 33". 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:233/ 2026. in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 20.03.2026. Applicant has paid the demand in swp portal on 25.03.2026.

Hence, as per Section 49 of Town and Country Planning Act 1971, the planning permission is issued for the above proposal and numbered as **Planning Permission No:324/2026**. The Planning Permission Period is 16.04.2026 to 15.04.2034.

The area statement for the additional Institutional building – Men's Hostel is as below.

Area of site – 146887.00Sqm.

Additional Institutional Building – Men's Hostel area details in Sqm

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Block No.26			
Ground floor	4367.34	42.04	4409.38
First floor	3471.02	277.33	3748.35
Second floor	3471.02	277.33	3748.35
Third floor	3471.02	277.33	3748.35
Fourth floor	3471.02	277.33	3748.35
Fifth floor	3471.02	277.33	3748.35
Sixth floor	3471.02	277.33	3748.35
Seventh floor	3471.02	277.33	3748.35
Eighth floor	3471.02	277.33	3748.35
Ninth floor	3471.02	277.33	3748.35
Terrace floor	--	337.04	337.04
Total	35606.52	2875.05	38481.57

Already approved FSI Area (A) : 134434.80Sqm

Proposed additional FSI Area (B) : 35606.52Sqm

Total FSI Area (A+B) : 170041.32Sqm

Special Conditions

1. The OSR–1 area (earmarked as A to D) 4929.01Sqm, OSR–2 area (earmarked as E to H) 4329.52Sqm, OSR – 3 area (earmarked as I to L) 6226.03Sqm, total OSR 15484.56sqm

shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).

2. Conditions stipulated in the Fire Noc cited in the reference 17 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Airport Authority of India, Noc ID:COIM/SOUTH/B/021726/2468129, Dt.11.03.2026. Noc obtained by the applicant.
4. Conditions stipulated in the Environmental Clearance cited in the reference 18th issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
5. Necessary Environmental clearance is to be obtained for the balance area before issue of Building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
6. Structural design report and drawing obtained from Dr K.C.Pazhani, Professor, Dept of Civil Engineering, College of Engineering Guindy, Report and Letter Dt.02.03.2026 by the applicant.
7. STP design and rainwater harvesting system report obtained from Dr A.Dhamodharan, M/s. Eco Tech Labs Pvt Ltd by the applicant.
8. Scheme shown in site plan has been gifted to the local body by the applicant vide Gift deed No.3473/2026, Dt.08.04.2026.
9. Existing building 'to be demolished' marked in site plan, buildings has demolished by the applicant.
10. STP design and rainwater harvesting system report obtained from Dr A.Dhamodharan, M/s. Eco Tech Labs Pvt Ltd by the applicant.
11. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
12. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
13. 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.

14. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
15. 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.

16. 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. Solar water heating system to be provided to the Proposed Additional and Revision of High Rise Office building. Solar photo voltaic panels to be erected at the 1/3rd 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. 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 details including quality auditor details at the place of construction.

11. The following charges are collected as follows

Centage charges for building	Rs.100000/-, Dt.25.03.2026
Centage charges for land	Rs.300/-, Dt.25.03.2026
I & A Charges	Rs.20046741/-, Dt.25.03.2026
Security deposit	Rs.10023371/-, Dt.25.03.2026
CC Charges	Rs.414215/-, Dt.25.03.2026.
Display board charges	Rs.10000/-, Dt.25.03.2026
Shelter charges	Rs.6459110/-, Dt.25.03.2026
Development charges for building	Rs.1539400/-, Dt.25.03.2026
Scrutiny fee	Rs.260426/-, Dt.06.01.2026

(e-signed)

Member Secretary /Joint Director (FAC),
Coimbatore Local Planning Authority,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation.
Coimbatore District.

Copy to

M/s. KGISL Trust,
365, KGISL Campus,
Thudiyalur road,
Saravanampatti,
Coimbatore - 641035.



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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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What land actually changed hands for around this plot, taken from the registered deeds.

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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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