

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 JOINT DIRECTOR (FAC)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Mrs.V.B.PAVITHRA, B.Arch., M.U.R.P.,
ASSISTANT DIRECTOR /Join Director (FAC)
SWP Building Plan Application – Technical Clearance
Application No: SWP/BPA/842878/2025



Subject:

Institutional Building (School Building) – District Town And Country Planning Office– Coimbatore District – Suler Taluk – Patuvampalli Village - S.F.Nos.226/2B & 226/3A - Site extent of 12282 sq.m. –Existing approved Ground Floor, First Floor and Second Floor building with additional proposed construction of Third Floor of school building and Servant Room for total FSI area 6992.19sqm. – Technical Concurrence issued – Forwarded for further action - issued- forwarded for further action - Reg.

Reference:

1. Applicant. Thiru. P.Mohanchandar Online Application Reference No. SWP/BPA/842878/2026, Dated: 10.07.2026 & 27.07.2026
2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 29.07.2026 (BP/DTCP No.517/2026)
3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/842878/2026, Dated: 04.06.2026.
4. Director, Directorate of town and Country Planning Office, Letter Roc No.8365/2022/tcp3, dt.09.05.2022
5. Assistant Director / Joint Director (i/c), Coimbatore District town and country planning office order letter Roc.No: 2226/2022/ கோப.மப, Dated: 08.06.2023.
6. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
9. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020

11. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
12. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated:16-04-2009.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
14. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/BA1, Dated:22-09-2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl Cell, Dated: 14.12.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020
17. G.O.(Ms).No.79,Housing and Urban Development,UD4(1) Department, Dated: 04.05.2017
18. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023
19. As per G.O.Ms.No.171, Housing and Urban Development Department (UD4(1), Dated: 30.10.2025
20. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)),dated 08.10.2025.
21. District Fire Officer (WR), Coimbatore District, PP NOC No: 8192 / NOC / NMSB / 2026, Serial No: 564/2026, Dated: 24.02.2026.(Token Id. 370620, dated : 13.02.2026)
22. Demand payment Request Letter 04.08.2026
23. Applicant. Thiru. P.Mohanchandar , demand remittance letter dated: 04.08.2026.and 05.08.2026 (Submitted On 05.08.2026)
24. Applicant. Thiru. P.MohanChandar , Shelter Charges remittance letter dated. 07.08.2026 (Fees Paid By E-challan)

The applicant remitted the required fees given below for the additional proposed construction of Third Floor of school building

Fees Details

Description	Fees Amount in Rs.	Receipt No	Date
Scrutiny Fee	Rs.34,742.00/-	20260601842878	01.06.2026
CC Charges	Rs.22310.00/-	20260804842878	04.08.2026
Display Board Charges	Rs.1500.00/-	20260804842878	04.08.2026

Security Deposit	Rs.240500.00/-	20260804842878	04.08.2026
Development Charges For Building	Rs.84000.00/-	20260804842878	04.08.2026
Development Charges for Land	Rs.29477.00/-	20260804842878	04.08.2026
Centage Charge for Land	Rs.600.00/-	20260805001998	05.08.2026
Centage Charge for Building	Rs.3000.00/-	20260805001998	05.08.2026
Infrastructure and Amenities Charge	Rs.481000/-	20260805001998	05.08.2026
Premium FSI Charges	Not Applicable		
Shelter Fees	Rs.9000.00/-	20260807045519	07.08.2026
OSR Fees	Ear marked		
Previous File Fees Details			
Centage Charge	Rs.7,000.00/-	02.03.2023	
Infrastructure and Amenities Charge	Rs.15,14,000.00/-	04.03.2023	
Infrastructure and Amenities Charge Interest	Rs.2,500.00/-	17.05.2023	
Security Deposit	Rs.7,57,000.00/-	21.03.2023	
Display Board Charges	Rs.1,500.00/-	02.03.2023	
CC Charges	Rs.68,100.00/-	09.03.2023	
Shelter Fund	Rs.12,000.00/-	18.04.2023	

ORDER

With reference to the 1st Cited letter, the applicant Thiru.P. MOHANCHANDAR has requested for Existing approved Ground, 1st & 2nd floor building with Additional proposed construction of 3rd floor school building & Servant Quarters buildings at Coimbatore District, Sulur Taluk, Patuvampalli Village, S.F.Nos.226/2B & 226/3A for an extent of site area 12282 sq.m. Existing approved Ground, 1st & 2nd floor building with Additional proposed construction of 3rd floor for school building and Servant Room buildings for total FSI area 6992.19sq.m.

With reference to the 3rd cited letter, the boundary of the building site situated in S.F. Nos. 226/2B and 226/3A comprises a total site extent of 12,282 sq.m., with an approved FSI area of 5,305.43 sq.m. The building, comprising a school building with a Ground Floor measuring 1,705.40 sq.m., First Floor measuring 1,802.92 sq.m., and Second Floor measuring 1,797.11 sq.m., has already been accorded Technical Concurrence by the Director of Town and Country Planning, Chennai, vide Letter Roc. No. 8365/2022/TCP3, dated 09.05.2022, and assigned **B.P./DTCP No. 444/2022**. The boundary of the site has been delineated and marked as "A" to "F".

With reference to the 4th cited, the Assistant Director / Joint Director (i/c), Coimbatore Town and Country Planning Office, has issued Planning Permission for the school building vide

Building Concurrence No. 206/2023, dated 08.06.2023. Subsequently, a Completion Certificate for the said construction was issued vide C.C. No. 11/2024.

In the same site, an additional proposed construction comprising the Third Floor of the school building and a servant room was recommended based on the site inspection remarks of the Assistant Director / Joint Director (FAC), Coimbatore District Town and Country Planning Office. Based on the said recommendation, the applicant request has been accepted.

5. The technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No: 517 / 2026**.

With reference to the letter 21th cited, Demand was issued to the applicant .08.2026 Applicant remitted the required fees and submitted remittance letter to the office on: .08.2026 through online.

Hence, The Technical Clearance is issued with below conditions for this proposal and numbered as Technical Clearance **No: 65 /2026**.

The area statement for the proposed additional construction of Institutional (school) building is as below.

Area of the site – 12282.00 sq.m.

Building details: Additional school building

EXISTING APPROVED BUILDING AREA DETAILS				
Floor	FSI Area (m ²)	Non FSI (m ²)	Deduction (m ²)	Total Built Up Area (m ²)
Ground floor	1705.40	-	400.39	2105.79
First floor	1802.92	-	302.87	2105.79
Second floor	1797.11	-	302.87	2099.98
Total	5305.43	-	1006.13	6311.56
PROPOSED BUILDING AREA DETAILS				
Third Floor	1597.06	-	313.76	1910.82
Terrace Floor (Head Room)	-	83.62	-	83.62
Servant Quarters	89.70	-	-	89.70
Total	1686.76	83.62	313.76	2084.14
Grand Total	6992.19	83.62	1319.89	8395.70

Existing Approved area - 5305.43 sq.m

Proposed - 1686.76 sq.m

Total FSI area - 6992.19 sq.m

FSI - 0.57 < 2.00

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

Special Conditions

1. OSR area 1240.18 sq.m. 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 18th, 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 21 st 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 mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. Technical Clearance 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.

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.

9. 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.

10. 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 technical Clearance approved building at the time of Plinth Level itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
11. 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 with NOC from TNPCB. 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 as per the empaneled agency Certified report.
12. As per the G.O in the reference 14th cited the proposal in Non Planning Area, the final Approval shall be given by the Local authority only after collecting Rs 1,000/-as scrutiny fees as per the rule 3 and 3% of the market value of the site as land use changes fees as per rule a should be collected before issuing final approval. Head of account:
0217 – Urban Development – 60 Other Urban DevelopmentSchemes800 Other Receipts
As Receipts under Land use Conversion charges 27 Non Taxation Fees.
09 Collections. (DPC:0217–60–800–AS22709)
13. 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.
 - d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - 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 for the site or premises or activity under various other laws.

General Conditions

1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
2. 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.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

5. 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.
6. 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.
7. Mosquito netting to be provided at OHT and well.
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 to be used Mandatory
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 at the place of construction In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
11. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
12. 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.
13. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Local body if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.

Joint Director (FAC)
District Town and Country Planning Office
Coimbatore District

To

The Special Officer/ Block Development Officer (VP)
Paduvampalli Villge
Sulur Taluk,
Coimbatore District.

Copy to:s

1. Mr.P MOHANCHANDAR,
Nethaji Street, Sowripalayam,Coimbatore-641028

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.

