

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.



**MEETINGS OF THE MEMBER SECRETARY(i/c)/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Mrs V.B. PAVITHRA, B.Arch.,M.U.R.P.,
ASSISTANT DIRECTOR/JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission**

Application No: SWP/BPA/878836/2026,

Date:14.08.2026

Subject: **Institutional Building (School building)** - District Town and Country Planning Office, Coimbatore – Coimbatore District - Coimbatore Local Planning Area – Coimbatore City Municipal Corporation - Coimbatore North Taluk - Vellakinar Village – S.F.Nos. 492/1A2B & 492/2B1A2B for an extent of site area is 4417.82sq.m. for a proposed construction of school building for FSI area 6572sq.m – Technical Concurrence issued – Planning permission issuing - Reg.

- Reference:**
1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/878836/2026, Dt.31.07.2026.
 2. M/s. VELAMMAL BODHI ACADEMY, Online Application Reference No. SWP/BPA/878836/2026, Received Dated: 20.06.2026 and 27.07.2026.
 3. Assistant Director / Member Secretary / Joint Director (FAC) Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/878836/2026, Dated: 24.06.2026.
 4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
 7. G.O.No.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. No.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. 21075/2009/BA1, Dated: 27.06.2012
 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 Roc.No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
 14. District Fire Officer, Fire and Rescue Service, Coimbatore District, PP NOC No. 10755/NOC/NMSB/2026, Serial No. 15670/2026, Dated: 30.06.2026.
 15. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.
 16. Applicant Letter Dated.12.08.2026.
 17. Demand payment Request Letter, Dated: 31.07.2026.

18. Demand paid by the applicant on 31.07.2026.

ORDER

With reference to the 2nd Cited letter, the applicant M/s. VELAMMAL BODHI ACADEMY Represented by its Properietor Mr. M V M Sasikumar has requested for the approval of Proposed construction of school building at Coimbatore District / Local Planning Authority/ North Taluk, Vellakinar village, S.F.Nos.492/1A2B & 492/2B1A2B for an extent of site area is 4417.82sq.m. for a proposed construction of school building for FSI area 6572sq.m.

The applicant request was 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:518/2026**. in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 31.07.2026. Applicant has paid the demand in swp portal on 31.07.2026.

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:616/2026**. The Planning Permission Period is **14.08.2026 to 13.08.2034**.

The area statement for the proposed construction of school building is as below.

Total Area of the Site – 4417.82 Sqm

Building details: Proposed school building

Building Floor	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)
Ground	1643.00	--	1643.00
First	1643.00	--	1643.00
Second	1643.00	--	1643.00
Third	1643.00	--	1643.00
Terrace	--	128.97	128.97
Total	6572.00	128.97	6700.99

FSI Area – 6572.00sqm

FSI – 1.488

As per Director Special condition Structural Design Basis Report has received with vide 16th cited applicant letter.

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

Special Conditions

1. The OSR (1 to 4 area 445.00 sq.m.) shown in the site plan should be retained as open space reservation as per Explanation (i) of TNCDBR 2019 rule 41(1).
2. Conditions stipulated in the Fire NOC cited in the reference 14th issued by District Fire officer, Coimbatore district, Tamil Nadu Fire and Rescue Services is to be followed scrupulously.
3. As per GO cited in the reference 15th, 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”.
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. 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.
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.

General Conditions

1. Solar water heating system to be provided to the School Building. Solar photo voltaic panels to be erected at the 1/3 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. If the applicant fails to construct the building as per the Planning Permission, the appropriate planning authority will take action under section of 56 and 57 of Tamil Nadu Town and Country Planning Act, 1971.
12. The planning permission or building permit if secured by any person by any misrepresentation or by production of false documents, such planning permission or building Permit will be cancelled after issuing a show cause notice as per TNCDBR 2019, rule 13.
13. The following charges are collected as follows

Centage charges for building	Rs.27000/-, Dt.31.07.2026
Centage charges for land	Rs.300/-, Dt.31.07.2026
I & A Charges	Rs.1873875/-, Dt.31.07.2026
Security deposit	Rs.936938/-, Dt.31.07.2026
CC Charges	Rs.72220/-, Dt.31.07.2026
Display board charges	Rs.1500/-, Dt.31.07.2026
Shelter charges	Rs.411840/-, Dt.31.07.2026
Development charges for land	Rs.35360/-, Dt.31.07.2026

Development charges for building	Rs.268400/-, Dt.31.07.2026
Scrutiny fee	Rs.20029/-, Dt.31.07.2026

(e-signed)

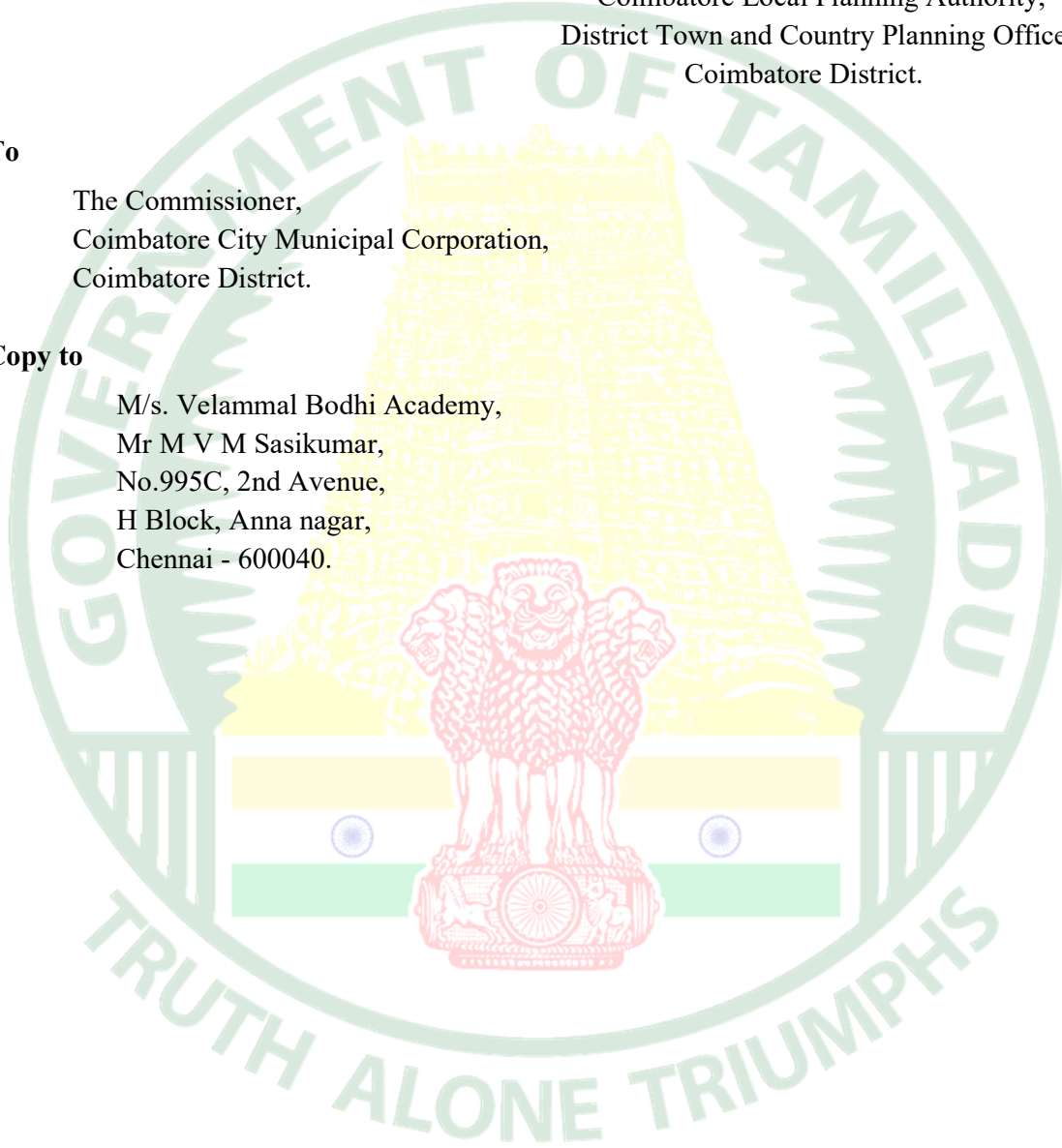
Member Secretary (i/c),
Assistant Director/Joint Director (FAC),
Coimbatore Local Planning Authority,
District Town and Country Planning Office,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore District.

Copy to

M/s. Velammal Bodhi Academy,
Mr M V M Sasikumar,
No.995C, 2nd Avenue,
H Block, Anna nagar,
Chennai - 600040.



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.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

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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PriceMap

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

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Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

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Watch a property and hear about it when something new is registered against it.

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Run the transaction in one place: documents, stamping, signatures and the parties.

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Twenty-four checks you can run yourself, at no cost.

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The registers themselves, read for you.

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Patta and Chitta

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EC Analyzer

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

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Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

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Find your registering office

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Legal opinions, due diligence and title verification

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