PP APPROVAL RECORD

Planning Permission

Survey 216/2B2 and 1 more

Ambothi, Annur taluk

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.

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

Online Building Plan Application – Technical Approval

Application Number: SWP/BPA/946004/2026, Dt.30.10.2026

ı,

Subject : School Building - District Town and Country Planning Office, Coimbatore – Coimbatore District – Annur taluk – Annur Panchayat Union – Ambothi village and panchayat – SF No. 216/2B2, 217/1B1 - Extent of site is 5099.00 Sq.m – Proposed school building with Ground + 1 floor at FSI area of 1745.40 Sqm – Technical Approval Issued – Regarding.

Reference :

1) Application Reference No. SWP/BPA/946004/2026, received from Mrs Bharathikannamma, Mrs Soundari and Mrs Bagavathi, Dt.08.09.2026.
2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3) G.O(M.s)No.86,Housing and Urban Development Department, Dated:28.03.2012.
4) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
5) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
6) G.O.No.18, Department of Municipal Administration and Water Supply, dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
8) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
9) District Officer, Fire and Rescue services, Coimbatore District, PP NOC No: 12667/NOC/NMSB/2026, Serial No.2092/2026, Date: 30.09.2026.
10) Centage and I&A fee paid by applicant on 28.10.2026.
11) G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
12) Joint Director (FAC), Coimbatore District Town and Country Planning office, Agri Report No.13/2026, Dt.22.10.2026.

Order

The applicant requested technical approval for the Proposed construction of School Building with a FSI area of 1745.40 Sqm at a site extent of 5099.00 Sqm in the land bearing in S.F. No. 216/2B2, 217/1B1, Ambothi village and panchayat, Annur Panchayat Union, Annur Taluk, Coimbatore District was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The proposed site was earmarked “A to G” and Numbered as **L.P/R(C) No.193/2026,** Site approval order issued.

The proposed School Building Area:

Floor Name	FSI Area in Sq.m	Non-FSI Area in Sq.m	Total Built up Area in Sq.m
Ground floor	872.70	--	872.70
First floor	872.70	--	872.70
Terrace floor	--	41.38	41.38
Total	**1745.40**	**41.38**	**1786.78**

With above area the proposed building technical approval issued with special and general conditions. The building plan Numbered as **B.P/DTCPR(C)No.86/2026.**

The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office.

Special Conditions

1. The OSR shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No. 41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.
7. 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.
8. Service Road shown in site plan has to be formed and maintained by the applicant as per TNCDBR 2019.

General Conditions

1. Solar water heating system to be provided to the Existing and proposed School building. Solar photo voltaic panels to be erected at the 1/3portion 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. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
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 as per TNCDBR 2019, rule 13.
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 engineer details at the place of construction.
14. The local authority shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 11th cited above. The payment of charges shall be made under the following head of account.

    Head of Account

    0217 Urban Development – 60 other Urban Development Schemes – 800 other Receipts-AS Receipts under Land use Conversion Charges- 227 non-Taxation fees-09 Collections (IFHRMS CODE: 0217 -60-800-AS-22709)

The following charges are collected as follows

Centage Charges	Rs.900/-, Rs.6000/-, Dt.28.10.2026
I & A Charges	Rs.498750/-, Dt.28.10.2026
Display board charges	Rs.1500/-, Dt.28.10.2026
Security Deposit	Rs.249375/-, Dt.28.10.2026
CC charges	Rs.19320/-, Dt.28.10.2026
Development charges for land	Rs.12252/-, Dt.28.10.2026
Development charges for building	Rs.17950/-, Dt.28.10.2026
Scrutiny fee	Rs.11140/-, Dt.08.09.2026

To

The Special Officer,
Ambothi village panchayat,
Annur taluk,
Coimbatore District.

Deputy Director/Joint Director (FAC),
District Town and Country Planning Office,
Coimbatore District.

Copy to

Mrs Bharathikannamma,
Mrs Bhagavathi,
Mrs Soundari,
D No.512, Ambothi,
Poo Thottam, Coimbatore - 638459.

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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.