

PP

APPROVAL RECORD

Planning Permission

Perambalur
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 (I/C) COIMBATORE
DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : R.RAJAGURU M.Tech.,

JOINT DIRECTOR (I/C)

Online Building Plan Application - Technical Concurrence

Application Number - SWP/BPA/108042/2024

Sir,

Subject : Public Building ("Semmozhi Poonga") – DTCP, Chennai - Coimbatore District, Coimbatore Corporation – Central Zone Anupperpalayam Village – Ward No: I(9) - Block No:26, – New T.S.Nos.1, 2, 3, 4, 5, 6, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 & 44 and Ward No: I(9) - Block No: 27 - New T.S.Nos: 3, 11, 12, 13 for an extent of site area 183148.15 sq.m. (45.25 acres) – Proposal of a Public Building for FSI area 11053.62sqm – Technical Concurrence issued – Forwarded for further action – Reg..

- Reference :
1. Applicants The Commissioner, Coimbatore Corporation, Online Application Reference No. SWP/BPA/108042/2024, Received Date 21.01.2024,
 2. Proceedings of the director, Town and country planning office Vide online application SWP/BPA/108042/2024 Dated: 21.01.2024.
(B.P/DTCP No: 354/2024).
 3. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
 4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012
 5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 7. G.O.53, Housing and Urban Development Department, Dated: 16.04.2018.
 8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

9. G.O.16, Department of Municipal Administration and Water Supply,
Dated: 31.01.2020.
10. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
12. Circular from the Director of Town and Country Planning, Chennai Vide Letter
Roc No.7486/2009/PA2, Dated: 16.04.2009.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter
Roc No. 21075/2009/PA1, Dated: 27.06.2012.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter
Roc No. 12201/2017/PA1, Dated: 22.09.2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter
Roc No. 14227/2017/CP, Dated: 14.12.2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter
Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter
Roc No. 47963/2022/K2, Dated: 23.04.2022.
18. District Fire & Rescue Services, Coimbatore District Noc No:
D.Dis No. 20395/E1/2023, dated : 08.01.2024..

Body of the Letter :

The Proposal received in With reference to the 1st Cited letter, the applicant The Commissioner, Coimbatore Corporation has requested for the approval of Proposed Public Building (“Semmozhi Poonga”) building at Coimbatore District, Coimbatore Corporation, Central Zone, Anupperpalayam Village, Ward No: I(9), Block No:26, New T.S.Nos.1, 2, 3, 4, 5, 6, 11, 12, 13, 15, 16, 17, 18, 19,20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42,43 & 44 and Ward No: I(9), Block No: 27, New T.S.Nos: 3, 11, 12, 13 for an extent of site area 183148.15 sq.m. (45.25 acres). Proposal of a Public Building for FSI area 11053.62sqm. - Technical Concurrence Issued.

The application was processed as per the rules prevailing, records perused and site inspection was conducted. With reference to the letter 3 the Approval for the site issued and numbered as **B.P/DTCP No: 354/2024**. The Technical Concurrence for Proposed of Industrial building for FSI area 11053.62 sqm The Boundary Of the site Has been marked as 1 to 27.

Area of Site – 183148.15 sqm

Proposal Building Area Deatils

SL.NO	BLOCK DETAILS	FSI (Sqm)
1	BLOCK – 1 (Convention centre) Ground Floor	5477.94
2	BLOCK – 2 (Ticket Complex)Ground Floor	2517.69
	BLOCK – 2 (Ticket Complex)First Floor	1280.42
3	BLOCK – 3 (Eco Restaurant) Ground Floor	837.72
4	BLOCK – 4 (Gardener's Room)Ground Floor	148.04
	BLOCK – 4 (Gardener's Room)First Floor	154.23
5	BLOCK – 5 (Retail outlet)Ground Floor	239.00
6	BLOCK – 6 (Toilet Block) Ground Floor	132.86
7	BLOCK – 7 (Toilet Block) Ground Floor	132.86
8	BLOCK – 8 (Toilet Block) Ground Floor	132.86
	Total	11053.62

Park Area = 77651.30 sq.m.

Electrical Motor room & = 3339.90 sq.m.

The Section 49 of Town and Country Planning Act 1971, **DTCP/R(C) No. 503 /2024 from 06.08.2024 to 05.08.2032 (8 Years)**. Technical Clearance has been issued with the following common and special conditions.

Special Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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.
6. 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 Public 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 municipality engineer details at the place of construction.

The approval Public Building (“Semmozhi Poonga”) of FSI Area **11053.62 Sqm** as per Section 49 of Town and Country Planning Act 1971, **DTCP/R(C) No. 503 /2024** from **06.08.2024 to 05.08.2032 (8 Years)** has been granted.

Encl: Building Plan Map

Joint Director (I/C)
District Town and Country Planning Office
Coimbatore.

To,

.The Commissioner,
Coimbatore Corporation,
Coimbatore.

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
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Services we run
for you
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The LandLens
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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

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