

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 (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.Purushothaman, B.E., M.Plan.,
ASSISTANT DIRECTOR**

SWP Building Plan Application – Planning Permission

Application No: SWP/BPA/663496/2025

Date: 03.02.2026

Sir,

Subject:

Additional Institutional Building - District Town and Country planning Office - Coimbatore District/LPA/Corporation - Perur Taluk - Vadavalli Village - S.F.No.320/1,2, 321/1,2, 322/1,2, 323/1,2, 324/1,2, 325, 338/1A,1B,2, 339/1,2, 340/1,2,3, 341/2A,2B,3, 342, 343/1,2, 344/1,2, 345, 346/1A,1B,2, 347, 348/1,2, 349, 350/1,2A,2B, 351/1,2, 352/1,2,3, 353, 354, 355, 356/1,2, 361/1,2,3, 362/1,2,3,4,5,6, 428, 429, 430, 431, 432, 669, 670, 671 with a total site extent of 5,31,998.00Sqm - Proposed Hostel Building FSI Area is 5470.01Sqm - Existing buildings FSI area is 27207.56Sqm (Not requested for planning clearance). Existing Buildings and Proposed Additional Building FSI area put together is 32677.57Sqm - Technical Concurrence issued only for the Additional Hostel building from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued only for the Additional Hostel building - forwarded for further action - Reg.

Reference:

1. Applicant. Registrar, Bharathiar University, Coimbatore District, Online Application Reference No. SWP/BPA/663496/2025, dated: 26.09.2025
2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 30.01.2026 (BP/DTCP No.65/2026).
3. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
4. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020
5. G.O.(Ms)No.167, Housing and Urban Development [UD5(1)] Department Dated:12.09.2022.
6. G.O.(Ms)No.185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
7. G.O.(Ms). No.171, Housing and Urban Development [UD4(1)] Department, Dated:30.10.2025.
8. District Officer, Tamil Nadu Fire and Rescue Services Department, Coimbatore, PP.NOC No: 6060/NOC/NMSB/2025, Serial No: 3765/2025, Dated: 10.11.2025.(Token ID No:338819)

9. G.O.(Ms). No.18, Housing and Urban Development [UD4(1)] Department,
Dated:02.02.2023
10. Letter of Divisional Engineer, Highways C&M, Coimbatore Lr.
No.68/2021/JDO, dated: 30.12.2021

Fees Details

As Per TNCDBR-2019 Rules, in Part-II, (6)(5) Government Departments are exempted from the payment of Scrutiny fee or any other fee or Charge.

ORDER

With reference to the 1st Cited letter, the applicant has requested for the planning clearance of additional hostel building (Existing buildings FSI area is 27207.56Sq.m (Not requested for planning clearance). Existing Buildings and Proposed Additional Building FSI area put together is 32677.57Sq.m) in Coimbatore District/LPA/Corporation, Perur Taluk, Vadavalli Village, S.F.No.320/1,2, 321/1,2, 322/1,2, 323/1,2, 324/1,2, 325, 338/1A,1B,2, 339/1,2, 340/1,2,3, 341/2A,2B,3, 342, 343/1,2, 344/1,2, 345, 346/1A,1B,2, 347, 348/1,2, 349, 350/1,2A,2B, 351/1,2, 352/1,2,3, 353, 354, 355, 356/1,2, 361/1,2,3, 362/1,2,3,4,5,6, 428, 429, 430, 431, 432, 669, 670, 671 with a total site extent of 531998.00Sq.m.

The site has been marked as **"1 to 36"** and issued concurrence for by the Director, Directorate of Town and Country Planning Department, for above mentioned proposal, vide reference 2. And the Building Plan has been numbered as **B.P/DTCP No. 65/2026.**

Hence, the planning permission is issued with below conditions for this proposal and numbered as **Planning Permission No: 86/2026.** The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following,

The area statement for the Additional Institutional (Hostel) building is as below.

Total Area of the Site - 531998. 00Sq.m

Hostel Building for Institutional Area details in Sq.m

S.No	Description	FSI area in sq.m.	Deductions	Non - FSI area in sq.m.	Total Built up Area in sq.m
1	Block - 15(Girls Hostel)				
	Ground floor	2062.23	637.97	-	2062.23
	1 st Floor	1703.89	637.97	-	1703.89
	2 nd Floor	1703.89	637.97	-	1703.89
	Head Room	-	-	102.84	102.84
	TOTAL	5470.01	1913.91	102.84	5572.85

FSI Area before applying for clearance : 27207. 56Sq.m

FSI Area submitted for clearance : 5470.01 Sq.m

Total FSI Area : 32677.57 Sq.m

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

Special Conditions

1. OSR (earmarked as “A to H”) area 59353.04Sqm shown in the site plan should be retained as Open Space Reservation as per the rule no. 41. Explanation (i).
2. The land proposed for acquisition by the Highways Department and proposed scheme road as per approved Masterplan, measuring 21,029.90sqm earmarked as R1 to R4 in the site plan is to be maintained as a road for 32.0m wide Ring Road.
3. As per the G.O. (Ms) No.167, Housing and Urban Development (UD5 (1)) Department dated: 12.09.2022, Para 5(v) (ii) approval / clearance is considered only for the Clearance requested blocks and not for regularising the existing blocks.
4. As per G.O (Ms) No.167, Housing and Urban Development Department dated 12.09.2022. Sl.No. (III) (iii) an undertaking from the applicant shall be obtained that the space so reserved would be maintained as OSR area and no Structure would be erected.
5. As per the G.O.(Ms)No.185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024, Environmental clearance is to be obtained before issue of building permit by concern local body.
6. As per GO cited in the reference 8, 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.”
7. Fire License is to be obtained before usage of the building.
8. For existing Building blocks (Block 1 to 14) shown in the site plan planning clearance is not considered. Hence structural soundness and stability is to be ensured by the authorized signatory of the University.
9. It is the responsibility of the builders to ensure the safe bearing capacity of the soil and the adequacy of the foundation.
10. The conditions stipulated in the No Objection Certificates obtained from the central and State Government Departments must be fulfilled scrupulously.
11. Concurrence for planning clearance is issued in accordance with the provisions of the Town and Country Planning Act and the rules made thereunder and does not cover the structural stability aspects, including the safety during the construction, which are governed by the Building Rules under the Local Bodies Act. Concurrence for Planning clearance is issued subject to the condition that the applicant/developer as well as the architect, licensed Surveyors and the structural engineer associated with the development, shall ensure that development is structurally sound and that adequate safety measures are taken during the process of construction.

12. The applicant shall obtain consent from the Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for the discharge of sewage.
13. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting concurrence for Planning Clearance. 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.
14. 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. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal with in Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority
 - a. 1.If the details given by the applicant is found to be false (or)
 - b. 2. If the applicant fails to follow the rules and Norms, the Member Secretary
 - c. concern can cancel or revise the planning permission issued.
4. Solar water heating system to be provided to the proposed Institutional building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.

12. 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 details at the place of construction.
13. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
15. 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.
16. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

(e-signed)

Member Secretary /Joint Director (FAC)
Coimbatore local Planning Authority
Coimbatore District

To

The Commissioner,
Coimbatore Corporation
Coimbatore

Copy to:

Registrar,
Bharathiar University,
Maruthamalai Road,
Vadavalli, Perur,
Coimbatore-641046

TRUTH ALONE TRIUMPHS

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.

