

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: G.PURUSHOTHAMAN., B.E., M.Plan.,,

JOINT DIRECTOR (FAC)

Online Application Number: SWP/BPA/0686594/2025



Subject : **High Rise Building : Police Quarters Building** – Coimbatore District, Pollachi Taluk, (Old T.S.No.18/4A1 as per Pollachi DD Plan No.4) Ward-D, Block-26, New T.S.No.1592 and 1599 with a total site extent of 7871.00 Sq.m. – Stilt + 10 Floors - FSI Area of 18534.13 Sq.m. - proposed construction of Police Quarters High Rise Residential building (Stilt +10 Floors) - Technical Concurrence issued by the Director, Town and Country Planning – Planning Clearance issuing - Reg.

Reference :

1. Applicant, Inspector of Police Online Application Reference No. SWP/BPA/0686594/2025, Received on 30.10.2025.
2. Director, Town and Country planning, Chennai Technical Concurrence issued wide application No. SWP/BPA/0686594/2025, Received on 10.12.2025.
3. HRB Meeting held on 14.11.2025 (Subject No.2).
4. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
5. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
6. G.O.(Ms)No.167, Housing and Urban Development (UD5(1)) Department Dated: 12.09.2022.
7. G.O.(Ms)No.185, Housing and Urban Development (UD3(2)) Department dated: 09.10.2024.
8. G.O.(Ms)No.155, Housing and Urban Development (UD4(1)) Department dated: 08.10.2025.
9. G.O.(Ms)No.171, Housing and Urban Development (UD4(1)) Department dated: 30.10.2025.

10. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP Noc.No.155/2025, dated:08.08.2025. Token No:304798.
11. Appeal Committee Meeting held on 21.08.2025.
12. Additional Chief Secretary to Government, Housing and Urban Development Department, Letter No.11406878/UD-5(1)/2025-3, Dated:15.10.2025.
13. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai, Dated:18.07.2025.

Order

With reference to the 1st Cited letter, the applicant Inspector of Police has requested for the approval of proposed construction of **Police Quarters High Rise Residential building** (Stilt +10 Floors) in Coimbatore District, Pollachi Taluk (Old T.S.No.18/4A1 as per Pollachi DD Plan No.4), Ward-D, Block -26, New T.S.No.1592 and 1599 in a total site extent of 7871.00Sqm with a FSI Area of 18534.13sqm.

The above HRB Police Quarters Building proposal was placed in High Rise Building Panel Meeting held on 14.11.2025. The subject was discussed and suggestions of High Rise Building Panel were obtained.

Based on the Assistant Director / Joint Director recommendation, HRB Panel recommendation and as per the appeal committee recommendation the applicant request has been accepted and the boundary of the site has been marked as "A to F" and "G to M". The Technical clearance is issued under section 49 and 58 of Town and Country Planning Act, 1971 and clearance under rule 6 (4) TNCD & BR-2019 and as per the G.O cited in the references 6 & 7 and for the above proposal numbered as **B.P/DTCP No:631/ 2025**.

Hence, the Planning Clearance issued under section 49 and 58 of Town and country planning Act, 1971 for the above proposal and numbered **Planning Clearance No. 01/2026**, Planning Clearance has been issued with the following common and Special conditions.

2. The area statement for the Proposed Residential Building Area Details is as below.

Total Area of the Site – 7871.00Sqm

High Rise Police Quarters Residential Building Area Details in Sqm

S.No	Floor	FSI Area (in Sq.m.)	Non FSI Area (in Sq.m.)	Total Builtup Area (in Sq.m.)	Dwelling units
1.	Block-1- Existing Building (Prayer Hall)				
	Ground Floor	180.08	-	180.08	-
2.	Block-2- Proposed High Rise Police Quarters Residential Building				
	Stilt Floor	830.93	-	830.93	-
	First Floor	1794.18	-	1794.18	20
	Second Floor	1794.18	-	1794.18	20
	Third Floor	1794.18	-	1794.18	20
	Fourth Floor	1794.18	-	1794.18	20
	Fifth Floor	1794.18	-	1794.18	20
	Sixth Floor	1794.18	-	1794.18	20
	Seventh Floor	1794.18	-	1794.18	20
	Eighth Floor	1794.18	-	1794.18	20
	Nineth Floor	1794.18	-	1794.18	20
	Tenth Floor	1375.50	-	1375.50	14
	Terrace Floor	-	132.66	132.66	-
	Sub Area	18354.05	1095.91	19449.96	194 Units
	Grand Total	18534.13	1095.91	19630.04	194 Units

Total FSI Area: 18534.13sqm

Total No of Dwelling Units : 194 Units

The Planning Clearence issued with the following Special and General Conditions: -

Special Conditions

1. The OSR (earmarked as 1 to 4) area 803.25 Sq.m. shown in the site plan should be retained as Open Space Reservation as per TNCDBR-2019. As per the Rule No.41(5) of TNCDBR-2019 Government department shall obtain permission from the local body and may be maintained.
2. Conditions stipulated in the NOC cited in the reference 10th issued by DGP/ Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.
4. The existing buildings demarcated in the site plan as "to be dismantled" have been demolished except the Traffic Police Station pre-mature building. Also a request received from Inspector of Police, East Town Police Station, Pollachi that the extension period 6 months to demolish the Traffic Police Station pre-mature building. **Hence, the local body to be ensured the demolition before issue of Planning Clearance.**
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. Planning 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 Clearance 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.
8. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and Planning Clearance . Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicants 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.”

10. 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.

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

General Conditions

1. Solar water heating system to be provided to the High Rise Police Quarters Residential building. Solar photo voltaic panels to be erected at the 1/3rd 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 at the place of construction.

(E,Signed)

Joint Director (FAC)

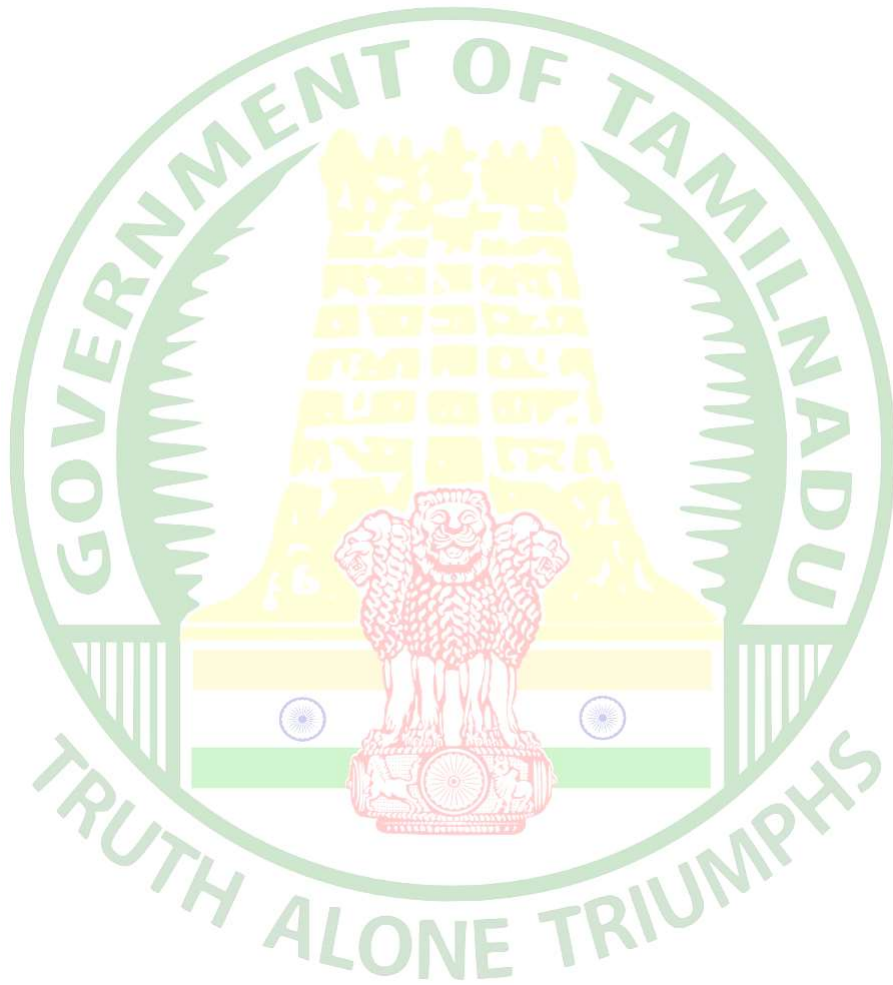
District Town and Country Planning office,
Coimbatore District

To

The Commissioner,
Pollachi Municipality/Taluk,
Coimbatore District.

Copy To

The Inspector Police,
East Town Police Station,
Pollachi, Coimbatore District.



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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The registers themselves, read for you.

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Patta and Chitta

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EC Analyzer

Bank charge check

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Seller background check

Approval check by survey

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What it is worth and what it costs to register.

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Guideline value by survey

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