

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 (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Thiru.G.Purushothaman, B.E., M.Pl.,
SWP Building Plan Application - Planning Clearance**

Online Application No: SWP/BPA/778501/2026

Date: 07.04.2026

Sir/Madam,

Subject: **Government Building** - Office of the District Town and Country Planning - Coimbatore District/LPA/Corporation - Coimbatore North taluk - Anuperpalayam Village - Ward No.I(9) - Block No.24 - T.S. No. 8/2, 9/2, 10/2, 26/2, 27/2, 28/2 - Site area: 2023.00 sqm - the application received for the proposed Construction of Project Nilgiri Tahr Building - Ground + 4 Floor - FSI Area: 2047.97 sqm - Planning Clearance issued - Forwarded for further action - Reg.

- Reference:
1. Applicant **The Project Director, Project Nilgiri Tahr**, Coimbatore, Online application No: SWP/BPA/7778501/2026, Dated: 14.02.2026.
 2. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
 3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012
 4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017
 5. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 6. G.O.53, Housing and Urban Development Department, Dated: 16.05.2017
 7. G.O.16 & 18, Department of Municipal Administration and Water Supply, dated: 31.01.2020 & 04.02.2019
 8. G.O.167, Housing and Urban Development Department, Dated: 12.09.2022
 9. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
 10. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.
 11. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 21075/2009/PA1, Dated: 27.06.2012.
 12. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 12201/2017/PA1, Dated: 22.09.2017.
 13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.

14. 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 and 11.04.2023.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 47963/2022/K2, Dated: 23.04.2022
16. District Fire Officer, Fire and Rescue Services, Coimbatore District, letter PP NOC No: 8785/NOC/NMSB/2026, Serial No: 919/2026, dated 20.03.2026.
17. G.O.(Ms) No.222, Environment, Climate Change and Forest (FR.5) Department, dated: 28.12.2022
18. G.O. No.467, Revenue and Disaster Management Department, Land Division, dated: 16.07.2025
19. The Letter from the Collector, Coimbatore District Roc. No.E1831422/2024/AA4, dated: 13.03.2026

Order

The application received in the reference 1st cited for the proposed Construction of the Government Building with Ground + 4 Floor and FSI area of 2047.97 sqm in T.S. No. 8/2, 9/2, 10/2, 26/2, 27/2, 28/2, Block No.24, Ward No.I(9), Anuperpalayam Village, Coimbatore North taluk, Coimbatore Corporation/LPA/District with a Site area of 2023.00 sqm

The application was processed as per the rules prevailing, records perused and site inspection was conducted. Hence, the applicants request has been accepted and the boundary of the site earmarked as “**A to D**”. As per Section 49 of Town and Country Planning Act 1971, the planning clearance is issued for the above proposal and numbered as **Planning Clearance No: 03/2026**. The Planning Clearance Period for 8 Years from the date of e-sign, is accorded with the following.

The Area details Statement.

Area of Site: 2023.00Sqm

Building Area Details - Government Building:

Floor Name	F.S.I. Area (Sqm)	Non FSI Area (Sqm)	Total Built-up Area (Sqm)
Ground Floor	431.21	479.19	910.35
First Floor	583.14	---	583.14
Second Floor	351.72	---	351.72
Third Floor	434.65	---	434.65
Fourth Floor	247.25	---	247.25
Terrace Floor	---	68.87	68.87
Total	2047.97	548.01	2595.98

Total FSI Area: 2047.97 Sq.m

Note:

As per TNCDBR-2019, Rule No.6(5), Government departments are exempted from the payment of all fee.

Special conditions:

1. The OSR area which is earmarked as '**01-04**' is to be maintained as open space with the prior permission of the Local body.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. As per G.O.(Ms). No.171, Housing and Urban Development, UD4(1) Department, dated: 30.10.2025, for residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two-wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two-wheeler parking space earmarked for visitors shall be provided with fast charging points.
4. Planning Clearance 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 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.
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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.
7. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning clearance. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
8. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 2019 Rule 11. The clearance granted by the competent authority shall not mean responsibility or clearance of the following aspects.
 - a. Title or ownership of the site or building

- b. Easement Rights.
 - c. Structural Reports, Structural Drawing and Structural aspects.
 - d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
 - e. Workmanship, soundness of structure and materials used.
 - f. quality of building services and amenities the construction of building
 - g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
9. According to G.O No.18 Municipal Administration and Water supply Department, dated: 04.02.2019 Construction continuation certificate should be obtained from this office for the planning clearance approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.

General Conditions:

1. This planning clearance issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
2. This Permit is furnished by virtue of power delegated by Coimbatore Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
3. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
4. After the Planning Clearance issued by Member Secretary Coimbatore Local Planning Authority.
 - i. If the details given by the applicant are found to be false(or)
 - ii. If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning clearance issued.
5. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary clearance of this office. In case any alterations required proper revised approval should be obtained.
8. 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.
9. 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.
10. Mosquito netting to be provided at OHT and well.

11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials to be used Mandatory.
13. As per GO 16 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. In case the documents submitted for approval found fake the Planning clearance would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Planning clearance would be treated as INVALID.
16. 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.
17. 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.
18. Government Registered Electrical Contractor must be employed for wiring works during construction.

Encl: Building Plan Map with E-sign

(e-signed)

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

To:

The Commissioner,
Coimbatore Corporation,
Coimbatore District.

Copy to:

The Project Director, Project Nilgiri Tahr,
O/o Project Nilgiri Tahr,
Forest Campus, Coimbatore - 641043
Ph: 9410992694
Mail id: pd.pnt@tn.gov.in

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.

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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.

[/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.

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Deal Room

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.

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

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for you
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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

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Land survey, soil testing, architecture and construction

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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.

