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APPROVAL RECORD

Planning Permission

The Nilgiris 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.



**PROCEEDING OF THE ASSISTANT DIRECTOR DISTRICT
TOWN AND COUNTRY PLANNING, THE NILGIRIS
PRESENT THIRU.V.PREM KUMAR, M.E.**

Online Building Plan Application – Technical Concurrence,

Online Application No. SWP/BPA/138307/2024

Date:14.05.2026

Subject: : Hill area – Commercial Building - Office of the District Town and Country Planning – The Nilgiris District – Coonoor Taluk – Hulical Town Panchayat and Hulical - 1 Village- S.F.No.341/2B,341/2C and 341/2D – Site Extent of 12141.00 Sq.m – Proposed Construction of Commercial (Guest House) Building for FSI area of Ground Floor 560.14 Sq.m and First Floor 87.02 Sq.m -Total area 647.16 Sq.m– Technical Concurrence issued – Forwarded for Further action – Reg

Reference: :

1. The Applicant Mr.Sreekumar and 6 Others, Coonoor online application Reference Number: SWP/BPA/138307/2024, dated: 23.02.2024
2. G.O.Ms.No.86, Housing and Urban Development Department, dated: 28.03.2012
3. G.O. Ms.No.85, Housing and Urban Development Department, dated: 16.05.2017
4. G.O. Ms.No.01, Housing and Urban Development Department, dated: 05.01.2021
5. G.O. Ms.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.Ms.No.16, Department of Municipal Administration and Water Supply, dated 31.01.2020
6. G.O. Ms.No.54, Housing and Urban Development Department, dated:12.03.2020
7. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2 dated 16.04.2009
8. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/BA1 dated 27.06.2012
9. Circular from the Commissioner of Town and Country Planning, Roc

- No.12201/2017/BA1 dated 22.09.2017
10. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/Special Cell dated 14.12.2017
 11. Circular from the Commissioner of Town and Country Planning, Roc No.19992/2011(1)/Special Cell dated 31.05.2018
 12. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018
 13. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004
 14. G.O. Ms.No.18, Housing and Urban Development Department, dated 04.02.2019
 15. Circular from the Director of Town and Country Planning, Roc No.4326/2019/BA2 dated 05.02.2020
 16. Circular from the Director of Town and Country Planning, Roc No.4367/2019/BA2 dated 05.02.2020
 17. G.O.No.49, Housing and Urban Development [UD2(2)] Department, Dated:24.03.2003
 18. G.O.No.79, Housing and Urban Development [UD4(3)] Department, Dated:04.05.2017
 19. The Director of Town and Country Planning, Roc No.14127/2019/HACA, dated 28.02.2020
 20. The Principal Secretary, Housing and Urban Development Department, Letter No.15535/UD4(3)/2019-2, Dated:18.02.2020
 21. The Director of Town and Country Planning, Chennai Circular Roc.No.24943/2024/HACA, dated:11.11.2024
 22. G.O.Ms.No.66, Housing and Urban Development [UD4(1)] Department, Dated:28.06.2023
 23. G.O.Ms.No.155, Housing and Urban Development [UD4(1)] Department, Dated:08.10.2025
 24. G.O.Ms.No.171, Housing and Urban Development [UD4(1)] Department, Dated:30.10.2025.
 25. Principal Chief Conservator Of Forests, Chennai Letter Ref.No. K.Dis.No.TS2/2876/2025 Dated : 02.09.2025.

26. District Forest Officer, Udhagamandalam Forest Division Letter Ref .
மு.மூ.எண் வ1/2227/2018,Dated:03.09.2018, மு.மூ.எண்
வ1/2229/2018,Dated:03.09.2018, மு.மூ.எண் வ1/2228/2018,
Dated:15.11.2018.
27. Sub-Collector, Coonoor No objection Certificate Letter :
அ2/869/2021, Dated:06.10.2021.
28. Assistant Director, Department of Geology and Mining,
Udhagamandalam Geo technical report
Ref.K.Dis.No.189/GTC/2018,Dated:10.04.2018,
Ref.K.Dis.No.190/GTC/2018,Dated:10.04.2018 and
Ref.K.Dis.No.191/GTC/2018, Dated:10.04.2018.
29. Joint Director, Horticulture Department, Udhagamandalam, Letter
No.தி7/3367/2024, Dated:11.03.2024.
30. Assistant District officer, (HFAC) District officer,Fire-Rescue
Services, Udhagamandalam, The Nilgiris, Fire Service License
No.383/2020,K.Dis.No.4463/B1/2020,Dated 11.12.2020.
31. Architectural and Aesthetics Aspects (AAA) Committee, The Nilgiris
District, Resolution No. 17, Dated:13.01.2026.
32. Gift deed Document Number : 704/2026 Dated : 01.04.2026
33. Demand Payment Request dated: 05.05.2026.
34. The applicant Payment remitted dated: 12.05.2026.

ORDER

1. With reference to the letter in the 1st cited, the applicant has requested for Proposed Construction of Commercial (Shops) Building at The Nilgiris District – Coonoor Taluk – Hulical Town Panchayat and Hulical - 1 Village- S.F.No.341/2B,341/2C and 341/2D – Site Extent of 12141.00 Sq.m – Proposed Construction of Commercial (Guest House) Building for FSI area of Ground Floor 560.14 Sq.m and First Floor 87.02Sq.m.

2.The above proposal was processed according to the prevailing rules, after perusing the records and conducting the site inspection. The proposal was put before the 'AAA' Committee for recommendation and it was recommended by the Committee in the Ref (31) cited.

3.As per the Committee recommendation, the Technical Concurrence is issued by the Assistant Director of District Town and Country Planning, The Nilgiris under section 47-A of Town and Country Planning Act, 1971 for the above proposal. The Boundary of the site has been marked as “A to I” and numbered as **BP/TCP/NLG.No. 27 /2026.**

The area statement for the Proposed Commercial (Shops) Building is as below,

Building Type: Commercial (Guest House) Building,

Block Type	Floor Details	FSI Area (Sq.m)	Non - FSI Area (Sq.m)	Total Area (Sq.m)	Usage
A	Ground Floor	141.48	-	141.48	Guest House -I
B	Ground Floor	78.90	-	78.90	Restaurant
	First Floor	87.02	-	87.02	
C & D	Ground Floor	195.54	-	195.54	Guest House -III
E	Ground Floor	24.16	-	24.16	Kitchen
F	Ground Floor	120.06	-	120.06	Guest House -II
	TOTAL	647.16	-	647.16	

FSI : 0.053 < 2.00

Plot Coverage : 4.61 %

The following fees has been collected from the applicant,

Sl.No	Charges	Amount	Date
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01	Scrutiny Fees	Rs.21381/-	23/02/2024
03	Centage Charge for Land	Rs.900/-	12/05/2026
04	Centage Charge for Building	Rs.7000/-	12/05/2026
05	Infrastructure and Amenities Charges	Rs.122200/-	12/05/2026
06	Display Board Charges	Rs.1500/-	12/05/2026
07	Development Charge for Building	Rs.13000/-	12/05/2026
08	Development Charge for Land	Rs.48564/-	12/05/2026
09	CC Charges	Rs.6997/-	12/05/2026
10	Security Deposit	Rs.61100/-	12/05/2026

The Technical Concurrence is issued with the following General and Special Conditions,

SPECIAL CONDITIONS

1. The open space reservation area -1310.00 sq.m (10.07%) has been gifted to local body i.e., Hulical Town Panchayat Vide Document no : 704/2026 Dated:01.04.2026. Necessary mutations in the name of local body has to be carried out before issuance of final approval by local body.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
3. Conditions Stipulated in the No Objection Certificates obtained from the central and State Government Departments must be fulfilled scrupulously
4. Technical Concurrence 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. Technical Concurrence is issued subject to the condition that the applicant / developer and also the Architect / Licensed Surveyor 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 Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, Book sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA
7. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only 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. The Provisions in the G.O (MS) No.17. H&UD [UD4(3)], Department, Dated:05.02.2016 shown in Reference - 3 relating to installation and use of solar energy system, should be followed
9. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as invalid
10. Buildings should be constructed and Used strictly as per mentioned in Approved Building Plan.

GENERAL CONDITIONS

1. The Technical Concurrence issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47A)
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. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant
5. Rain water collection tank should be provided as per the direction mentioned in GO.18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide necessary Fire Resistance Equipment's in the proposed Building
6. Mosquito netting to be provided at OHT and well
7. Fire Rescue Equipment should be provided as per Rules
8. 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
9. Fly Ash bricks and Materials to be used Mandatory
10. Setbacks should be retained as per Approval Drawing
11. As per GO No.341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
12. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB
13. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own
14. As per G.O.16, MAWS dt.04.02.2019, a display board of size 60cm x 120cm to be erected which shows site details, building details and registered engineer details at the place of construction
15. Seismic Resistance Procedure to be follow and Installation of CCTV to be follow
16. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
17. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Executive Officer, Hulical Town Panchayat. If the

construction is done with Additional / Deviation to be approved plan before Levy of the applicable Taxes

18. The Applicants/developer and also the architects/RE/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

19. (i) When the construction reached at plinth level the applicant should apply for CCC after getting CC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from District Town and country planning office, The Nilgiris District.

(ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Concurrence is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning, The Nilgiris.

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Concurrence is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/RE/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC)

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Concurrence is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Concurrence is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP.

20. As per G.O.79, Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes –
800 other Receipts - AS Receipts under Land Use Conversion Charges-
27 Non-Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709).

The above proposal is forwarded to the Executive Officer, Hulical Town Panchayat for further process for collecting necessary fees and issuing final approval.

Assistant Director,
District Town and Country Planning,
The Nilgiris.

To

Executive officer,
Hulical Town Panchayat
Coonoor taulk
The Nilgiris.

Copy to

1.Mr S SREEKUMAR AND SIX OTHERS,
Door . No.187, Sree Kamarajapuram ,
Coonoor Taulk
The Nilgiris – 643101 .

2.The Chair Person.

Tamil Nadu Real Estate Regulatory Authority,
No.133, G – Block, I Avenue,
Anna Nagar (East),
Chennai – 600 102.

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.

[/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.

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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

RERA register



Every free tool
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Services we run
for you
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The LandLens
suite
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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

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.

