

PP

APPROVAL RECORD

Planning Permission

Tiruppur 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 ASSISTANT DIRECTOR

TIRUPPUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: THIRU. A. ELUMALAI, M.E., M.A(YOGA),

ASSISTANT DIRECTOR

Online Building Plan Application - Technical Clearance

Application Number: SWP/BPA/792333/2026

Subject **HRB - Office and Quarters Building - District Town and Country Planning - Tiruppur District / LPA / Corporation - Tiruppur North Taluk - Thottipalayam Village- Ward: H - Block No: 67 - T.S. No:23 with a total site extent of 6963.50Sqm (as per TSLR) - Total FSI area 9165. 51Sq.m - Consent for Planning Clearance - Forwarded for further action - Regarding**

Reference :

1. Applicant. Chief Commissioner of Income Tax, Government of India, Coimbatore Online Application Reference No. SWP/ BPA/ 0792333/2026, Dated:27.02.2026.
2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No.SWP/BPA/0792333/2026, dated 18.04.2026.
3. High Rise Building Panel Meeting held on 10.04.2026 (Agenda 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.171, Housing and Urban Development Department, Dated: 30.10.2025.
8. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP NOC No.107/2026, Dated: 13.03.2026 (Token No. 375103).

Order:

With reference to the 1st Cited letter, the applicant. Chief Commissioner of Income Tax, Government of India, Coimbatore has requested for the approval of High Rise Office and Quarters Building at Tiruppur District / LPA / Corporation, Tiruppur North Taluk, Thottipalayam Village, Ward: H, Block No: 67, T.S. No:23 with a total site extent of 6963.50Sqm (as per TSLR) and Total FSI area is 9165.51Sq.m.

The above High Rise Building proposal was placed in High Rise Building Panel meeting held on 10.04.2026. The subject was discussed and suggestions of High-Rise Building panel were obtained.

The Consent for Planning clearance is issued under section 49 and 58 of Town and Country Planning Act, 1971 and clearance under rule 6 (4) of TNCD&BR-2019 for the above proposal and numbered as B.P/DTCP No: 321 / 2026. the boundary of the site has been marked as "A to F".

The boundary of the site has been marked as "A to F" and concurrence for the site has been issued Technical Clearance for approval of High Rise Office and Quarters Building total FSI Area of 9165. 51Sq.m in the land bearing Ward: H - Block No: 67 - T.S. No:23 to an extent of 6963.50Sqm in Thottipalayam Village, Tiruppur North Taluk, Tiruppur District has been issued and numbered as **Planning Permission no: 44/2026.**

The area statement for the High Rise Office and Quarters building is as below.

Total Area of the Site - 6963.50Sqm

High Rise Office and Quarters building area statement

Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Area in Sq.m
Office Block (NHRB)			
Basement Floor	59.42	1219.58	1279.00
Ground Floor	785.01	-	785.01
First Floor	870.08	-	870.08
Second Floor	894.51	-	894.51
Third Floor	894.51	-	894.51
Terrace Floor	-	119.92	119.92
Total	3503.53	1339.50	4843.03
Type-II – Block (NHRB)			
Stilt Floor	-	305.60	305.60
First Floor	290.62	-	290.62
Second Floor	290.62	-	290.62
Third Floor	290.62	-	290.62
Fourth Floor	290.62	-	290.62
Terrace Floor	-	39.81	39.81
Total	1162.48	345.41	1507.89
Type-III – Block (HRB)			
Stilt Floor	24.50	334.27	358.77
First Floor	358.77	-	358.77
Second Floor	358.77	-	358.77
Third Floor	358.77	-	358.77
Fourth Floor	358.77	-	358.77
Fifth Floor	358.77	-	358.77
Sixth Floor	358.77	-	358.77
Seventh Floor/Terrace Floor	73.00	75.67	148.67
Total	2250.12	409.94	2660.06
Type-IV&V Block (HRB)			
Stilt Floor	10.97	431.84	442.81
First Floor	442.81	-	442.81
Second Floor	331.97	-	331.97
Third Floor	331.97	-	331.97
Fourth Floor	331.97	-	331.97
Fifth Floor	331.97	-	331.97
Sixth Floor	331.97	-	331.97
Terrace Floor	-	70.94	70.94
Total	2113.63	502.78	2616.41
Block (Substation)			
Ground Floor	120.11	-	120.11
Security Room-1			
Ground Floor	7.82	-	7.82

Security Room-2			
Ground Floor	7.82	-	7.82
Grand Total	9165.51	2597.63	11763.14
Total FSI Area - 9165.51Sqm			

The Concurrence for Planning Clearance is issued with the following Special and General Conditions:

Special Conditions

1. OSR (earmarked as 1 to 4) area 697.00Sqm shown in the site plan should be retained as Open Space Reservation as per TNCD&BR, 2019. As per the rule no. 41(5) of TNCD&BR-2019 Government department shall obtain permission from the local body and may be maintained.
2. Conditions stipulated in the NOC cited in the reference 8th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. As per G.O(Ms) No.167, Housing and Urban Development Department dated 12.09.2022 Sl. No. (III)(iii) the OSR space so reserved would be maintained as OSR area and no Structure would be erected.
4. As per GO cited in the reference 7th, 1(i) For residential buildings 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 and for Commercial building (Office building) minimum of 10% of Car or Two Wheeler Parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
5. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the authorised CPWD Engineers is to be submitted before issue of Planning Clearance from the District Town and Country Planning Office, Tiruppur District.

6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. Consent for 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.
9. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10. 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 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.
11. 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 High-Rise Government Office and Quarters 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 planning clearance 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 at the place of construction.

Assistant Director of Town and Country Planning,
District Town and Country Planning Office,
Tiruppur District..

To

The Commissioner,
Tiruppur Municipal Corporation,
Tiruppur District.

Copy To

The Chief Commissioner of Income Tax Government of India Coimbatore,
No 63, Race Course Road,
Coimbatore District- 641018.

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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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

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

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Who holds it, and which office keeps the record.

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