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REFERENCE
SWP/BPA/865552/2026

ISSUED
21 September 2026

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.

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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Tmt.V.P.PAVITRA, B.Arch., M.U.R.P,
ASSISTANT DIRECTOR
SWP Building Plan Application – Planning Permission

Application No: SWP/BPA/865552/2026 **Date: 21.09.2026**

Sir,

Subject: **NHRB - Residential** - District Town and Country planning Office - Coimbatore District/ Corporation/Local Planning Authority - Perur Taluk- Vadavalli Village - S.F.No. 752, 753/1B, 753/2B, 754/1, 756/1, 756/2 and 757/2B with a total site extent of 42679.00Sq.m (as per patta) - Proposed Construction of Non High Rise Residential Building - FSI Area 27958.04 Sqm - Technical Concurrence issued from Commissioner, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action – Reg

Reference:

1. Applicant M/s.Sree Daksha Land Shapers Private Limited, Represented by its Director Mr.S.Arul Antony Coimbatore Online Application Reference No. SWP/BPA/8665552/2026, Dated:04.06.2026.
2. Commissioner, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 14.07.2026 (BP/DTCP No.484/2026)
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.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020
8. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
12. G.O.(Ms). No.171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025.
13. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.

14. G.O.(2D)No.136, Housing and Urban Development,UD4(L.Re 1) Department, Dated: 12.03.2026.(Land use conversion Order)

15. District officer, Tamil Nadu Fire and Rescue Services Department, Coimbatore District,P.P.NOC.No.10312 / NOC / NMSB / 2026, (Token Id: 396984) dated 08.06.2026.

16. Demand payment Request Letter, Dated.22.07.2026

17. M/s.Sree Daksha Land Shapers Private Limited, Represented by its Director Mr.S.Arul Antony Coimbatore ,demand remittance letter dated: 11.09.2026

Fees Details

Sl. No.	Description	Payment details for this Approval		
		Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	122834.00	04.06.2026	---
2.	CC Charges	317025.00	11.09.2026	---
3.	Display Board Charges	1500.00		
4.	Security Deposit Charges	3984300.00		
5.	Development Charges for Building	1178200.00		
6.	Development Charges for Land	336672.00		
7.	Centage Charge for Building	11000.00	15.09.2026	20260914000924
8.	Centage Charge for Land	4500.00		
9.	Infrastructure and Amenities Charge	7968600.00		
10.	Premium FSI Charges	-		
10.	Shelter Fees	376148.00	13.09.2026	20260911014257

ORDER

With reference to the 1st Cited letter, the applicant has requested for the approval of Proposed Construction of Group Housing Residential villas in Coimbatore District, Coimbatore LPA / Corporation, Perur Taluk, Vadavalli Village in S.F.Nos. 752, 753/1B, 753/2B, 754/1, 756/1, 756/2 and 757/2B with a total site extent of 42679.00Sq.m (as per patta) and FSI Area of 27958.04Sqm.

The site has been marked as **"A to P"** and issued concurrence for by the Commissioner, 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.484/2026.**

With reference to the letter 16 cited, Demand was issued to the applicant 22.07.2026. Applicant remitted the required fees and submitted remittance letter to the office on 11.09.2026 through online.

Hence, the planning permission is issued with below conditions for this proposal and numbered as **Planning Permission No:693/2026.** The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following,

The area statement for the Proposed Residential High Rise building is as below.

Total Area of the Site : 42679.00 Sqm

Road Area to be handed over : 597.48Sqm

Net Site Area – 42081.52Sqm

Proposed Group Housing Residential Villas Area details in sqm

BLOCK NAME	VILLA NO	FLOOR	FSI AREA (Sqm)	NON FSI AREA (Sqm)	TOTAL AREA (Sqm)
A	1	GROUND FLOOR	239.93	-	239.93
		PARKING AREA	58.36	-	58.36
		FIRST FLOOR	218.93	-	218.93
		TERRACE FLOOR	-	37.19	37.19
		SUB TOTAL	**517.22**	**37.19**	**554.41**
	2	GROUND FLOOR	239.93	-	239.93

A		PARKING AREA	58.36	-	58.36
		FIRST FLOOR	218.93	-	218.93
		TERRACE FLOOR	-	37.19	37.19
		SUB TOTAL	**517.22**	**37.19**	**554.41**
	3	GROUND FLOOR	164.61	-	164.61
		PARKING AREA	47.44	-	47.44
		FIRST FLOOR	147.88	-	147.88
		TERRACE FLOOR	-	24.39	24.39
		SUB TOTAL	**359.93**	**24.39**	**384.32**
	4	GROUND FLOOR	135.39	-	135.39
		PARKING AREA	35.99	-	35.99
		FIRST FLOOR	100.14	-	100.14
		TERRACE FLOOR	-	10.36	10.36
		SUB TOTAL	**271.52**	**10.36**	**281.88**
	5	GROUND FLOOR	176.18	-	176.18
		PARKING AREA	38.64	-	38.64
		FIRST FLOOR	130.08	-	130.08
		TERRACE FLOOR	-	14.02	14.02
		SUB TOTAL	**344.90**	**14.02**	**358.92**
	6	GROUND FLOOR	135.39	-	135.39
		PARKING AREA	35.99	-	35.99
		FIRST FLOOR	100.14	-	100.14
		TERRACE FLOOR	-	10.36	10.36
		SUB TOTAL	**271.52**	**10.36**	**281.88**
	7	GROUND FLOOR	135.39	-	135.39
		PARKING AREA	35.99	-	35.99
		FIRST FLOOR	100.14	-	100.14
		TERRACE FLOOR	-	10.36	10.36
		SUB TOTAL	**271.52**	**10.36**	**281.88**
	9	GROUND FLOOR	135.39	-	135.39
		PARKING AREA	35.99	-	35.99
		FIRST FLOOR	100.14	-	100.14
		TERRACE FLOOR	-	10.36	10.36
		SUB TOTAL	**271.52**	**10.36**	**281.88**
	10	GROUND FLOOR	135.39	-	135.39
		PARKING AREA	35.99	-	35.99
		FIRST FLOOR	100.14	-	100.14
		TERRACE FLOOR	-	10.36	10.36
		SUB TOTAL	**271.52**	**10.36**	**281.88**
	11	GROUND FLOOR	135.39	-	135.39
		PARKING AREA	35.99	-	35.99
		FIRST FLOOR	100.14	-	100.14
		TERRACE FLOOR	-	10.36	10.36
		SUB TOTAL	**271.52**	**10.36**	**281.88**

A	12	GROUND FLOOR	135.39	-	135.39
		PARKING AREA	35.99	-	35.99
		FIRST FLOOR	100.14	-	100.14
		TERRACE FLOOR	-	10.36	10.36
		SUB TOTAL	**271.52**	**10.36**	**281.88**
	14	GROUND FLOOR	145.01	-	145.01
		PARKING AREA	29.78	-	29.78
		FIRST FLOOR	145.01	-	145.01
		TERRACE FLOOR	-	10.16	10.16
		SUB TOTAL	**319.8**	**10.16**	**329.96**
	15	GROUND FLOOR	135.39	-	135.39
		PARKING AREA	35.99	-	35.99
		FIRST FLOOR	100.14	-	100.14
		TERRACE FLOOR	-	10.36	10.36
		SUB TOTAL	**271.52**	**10.36**	**281.88**
	16	GROUND FLOOR	261.22	-	261.22
		PARKING AREA	99.38	-	99.38
		FIRST FLOOR	249.98	-	249.98
		TERRACE FLOOR	-	51.42	51.42
		SUB TOTAL	**610.58**	**51.42**	**662**
	18	GROUND FLOOR	135.39	-	135.39
		PARKING AREA	35.99	-	35.99
		FIRST FLOOR	100.14	-	100.14
		TERRACE FLOOR	-	10.36	10.36
		SUB TOTAL	**271.52**	**10.36**	**281.88**
	19	GROUND FLOOR	184.54	-	184.54
		PARKING AREA	46.82	-	46.82
		FIRST FLOOR	177.38	-	177.38
		TERRACE FLOOR	-	19.25	19.25
		SUB TOTAL	**408.74**	**19.25**	**427.99**
B	20	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	21	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	22	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**

B	23	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	24	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	25	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	27	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	28	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	29	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	30	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
C	31	GROUND FLOOR	135.39	-	135.39
		PARKING AREA	35.99	-	35.99
		FIRST FLOOR	100.14	-	100.14
		TERRACE FLOOR	-	10.36	10.36
		SUB TOTAL	**271.52**	**10.36**	**281.88**
	32	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**

C	33	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	34	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	36	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	37	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	38	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	39	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	40	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	41	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	42	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**

C	43	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	45	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	46	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	47	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	48	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	50	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	51	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	52	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	54	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**

C	55	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	56	GROUND FLOOR	112.79	-	112.79
		PARKING AREA	30.48	-	30.48
		FIRST FLOOR	112.79	-	112.79
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**256.06**	**13.59**	**269.65**
D	57	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	59	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	60	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	61	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	63	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	64	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	65	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**

D	66	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	68	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	69	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	70	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	72	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	73	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	74	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	75	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	77	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**

D	78	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	79	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	81	GROUND FLOOR	152.91	-	152.91
		PARKING AREA	43.86	-	43.86
		FIRST FLOOR	117.68	-	117.68
		TERRACE FLOOR	-	20.39	20.39
		SUB TOTAL	**314.45**	**20.39**	**334.84**
E	82	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	83	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	84	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	86	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	87	GROUND FLOOR	115.24	-	115.24
		PARKING AREA	24.07	-	24.07
		FIRST FLOOR	66.36	-	66.36
		TERRACE FLOOR	-	12.84	12.84
		SUB TOTAL	**205.67**	**12.84**	**218.51**
	88	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**

E	90	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	91	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	92	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	93	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	95	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	96	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	97	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	99	GROUND FLOOR	131.65	-	131.65
		PARKING AREA	32.77	-	32.77
		FIRST FLOOR	126.83	-	126.83
		TERRACE FLOOR	-	20.83	20.83
		SUB TOTAL	**291.25**	**20.83**	**312.08**
F	100	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**

F	**101**	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	102	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	103	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	104	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	105	GROUND FLOOR	109.46	-	109.46
		PARKING AREA	28.92	-	28.92
		FIRST FLOOR	99.05	-	99.05
		TERRACE FLOOR	-	10.98	10.98
		SUB TOTAL	**237.43**	**10.98**	**248.41**
	106	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	17.78	17.78
		SUB TOTAL	**212.08**	**17.78**	**229.86**
	108	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	109	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	110	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**

F	111	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	112	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	114	GROUND FLOOR	152.91	-	152.91
		PARKING AREA	43.86	-	43.86
		FIRST FLOOR	117.68	-	117.68
		TERRACE FLOOR	-	20.39	20.39
		SUB TOTAL	**314.45**	**20.39**	**334.84**
G	115	GROUND FLOOR	135.39	-	135.39
		PARKING AREA	35.99	-	35.99
		FIRST FLOOR	100.14	-	100.14
		TERRACE FLOOR	-	10.36	10.36
		SUB TOTAL	**271.52**	**10.36**	**281.88**
	117	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
	118	GROUND FLOOR	94.94	-	94.94
		PARKING AREA	30.46	-	30.46
		FIRST FLOOR	86.68	-	86.68
		TERRACE FLOOR	-	13.59	13.59
		SUB TOTAL	**212.08**	**13.59**	**225.67**
H	119	GROUND FLOOR	143.22	-	143.22
		PARKING AREA	30.85	-	30.85
		FIRST FLOOR	101.16	-	101.16
		TERRACE FLOOR	-	10.22	10.22
		SUB TOTAL	**275.23**	**10.22**	**285.45**
	120	GROUND FLOOR	143.22	-	143.22
		PARKING AREA	30.85	-	30.85
		FIRST FLOOR	101.16	-	101.16
		TERRACE FLOOR	-	10.22	10.22
		SUB TOTAL	**275.23**	**10.22**	**285.45**
I	121	GROUND FLOOR	143.22	-	143.22
		PARKING AREA	30.85	-	30.85
		FIRST FLOOR	101.16	-	101.16
		TERRACE FLOOR	-	10.22	10.22

I	**121**	SUB TOTAL	**275.23**	**10.22**	**285.45**
	122	GROUND FLOOR	170.97	-	170.97
		PARKING AREA	40.06	-	40.06
		FIRST FLOOR	138.58	-	138.58
		TERRACE FLOOR	-	26.83	26.83
		SUB TOTAL	**349.61**	**26.83**	**376.44**
	123	GROUND FLOOR	143.22	-	143.22
		PARKING AREA	30.85	-	30.85
		FIRST FLOOR	101.16	-	101.16
		TERRACE FLOOR	-	10.22	10.22
		SUB TOTAL	**275.23**	**10.22**	**285.45**
	124	GROUND FLOOR	143.22	-	143.22
		PARKING AREA	30.85	-	30.85
		FIRST FLOOR	101.16	-	101.16
		TERRACE FLOOR	-	10.22	10.22
		SUB TOTAL	**275.23**	**10.22**	**285.45**
	126	GROUND FLOOR	143.22	-	143.22
		PARKING AREA	30.85	-	30.85
		FIRST FLOOR	101.16	-	101.16
		TERRACE FLOOR	-	10.22	10.22
		SUB TOTAL	**275.23**	**10.22**	**285.45**
	127	GROUND FLOOR	146.62	-	146.62
		PARKING AREA	26.13	-	26.13
		FIRST FLOOR	146.62	-	146.62
		TERRACE FLOOR	-	9.58	9.58
		SUB TOTAL	**319.37**	**9.58**	**328.95**
	128	GROUND FLOOR	135.03	-	135.03
		PARKING AREA	35.71	-	35.71
		FIRST FLOOR	113.89	-	113.89
		TERRACE FLOOR	-	13.82	13.82
		SUB TOTAL	**284.63**	**13.82**	**298.45**
	129	GROUND FLOOR	135.03	-	135.03
		PARKING AREA	35.71	-	35.71
		FIRST FLOOR	113.89	-	113.89
		TERRACE FLOOR	-	13.82	13.82
		SUB TOTAL	**284.63**	**13.82**	**298.45**
AMINITIES		GROUND FLOOR	405.28	-	405.28
		FIRST FLOOR	248.39	-	248.39
		SECOND FLOOR	422.45	-	422.45
		TERRACE FLOOR	-	37.03	37.03
		SUB TOTAL	**1076.12**	**37.03**	**1113.15**
Servant Quarters		GROUND FLOOR	65.54	-	65.54
Guard Room		GROUND FLOOR		6.25	6.25
TOTAL			**27958.04**	**1493.21**	**29451.25**

Total FSI Area= 27958.04Sqm

Total No of Villas = 107 Villas

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

Special Conditions

1. OSR-1 earmarked as (1 to 7) with an area of 1668.24Sqm, OSR-2 earmarked as (8 to 11) with an area of 1515.15Sqm, OSR-3 earmarked as (12 to 17) with an area of 1086.61Sqm and Total OSR Area 4270.00Sqm and Access Road for OSR area earmarked as (a to d) 597.48Sq.m are handed over to local body through Gift Deed Doc.No.5165 of 2026 Dated:23.07.2026
2. Environmental Clearance is to be obtained before issue of building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024
3. As per TNCDBR2019 Permission is to be obtained from concerned Executive Authority before operation of swimming pool
4. Conditions stipulated in the NOC cited in the reference 15th issued by District officer, Tamil Nadu Fire and Rescue Services Department, Coimbatore is to be followed scrupulously
5. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 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
6. As per GO cited in the reference 12, 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.
7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
8. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
9. Planning Permission 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 Permission 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.

10. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
11. 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 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.
12. 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.
13. 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 permission. 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.
14. 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 advertises, 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 Regulatory Authority.
15. According to G.O No 18 Department of Municipal Administration and Water Supply, Dated- 04-02-2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
16. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11, the permission 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 responsible 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

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 Non-High-Rise Residential 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. Fire rescue equipment should be provided as per Rules.
11. As per GO No 341 MAWS 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 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 including quality Auditor details at the place of construction.
14. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.

15. If any court case would be pending with reference to this proposal, the Planning Permission 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.

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

To

The Commissioner,
Coimbatore Corporation,
Perur Taluk,
Vadavalli village,
Coimbatore District.

Copy to:

1. M S SREE DAKSHA PROPERTY DEVELOPERS INDIA PVT LTD,
NO.1, Gandhi Layout,
Maruthamalai Main Road,
Vadavalli,
Coimbatore

2. The Chair Person,
Tamil Nadu Real Estate Regulatory Authority,
TNRERA Building,
No.133, G-Block, I Avenue,
Anna Nagar (East),
Chennai - 600 102

THE LANDLENS SUITE

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

FREE TOOLS · NO ACCOUNT NEEDED

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.