PP APPROVAL RECORD

Planning Permission

Survey 550/2A1C1 and 3 more

Chinnavedampatti, Coimbatore North taluk

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.

EEDINGS OF THE MEMBER SECRETARY(i/c)/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
)IMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Mr S.S. BHARATH, M.E.,
DEPUTY DIRECTOR/JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission

Application No: SWP/BPA/895464/2026, Date:11.11.2026

Subject: **Residential Building (Apartment building)** - District Town and Country planning office, Coimbatore – Coimbatore District - Coimbatore Local Planning Area – Coimbatore City Municipal Corporation - Coimbatore North Taluk – Chinnavedampatti Village – S.F.Nos. 550/2A1C1,550/2A3C1and 551/3A2A an extent of site area 2874.58 sq.m - Proposed construction of Residential Apartment building for a FSI area 6553.12 sq.m. – Technical Concurrence issued – Planning permission issuing - Reg.

Reference:
1. Commissioner of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/895464/2026, Dt.05.11.2026.
2. Applicant M/s.DAC Developers Private Limited, Online Application Reference No. SWP/BPA/895464/2026, Received Dated: 10.07.2026.
3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/895464/2026, Dated:21.07.2026.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. G.O. (Ms) No. 185, Housing and Urban Development (UD3(2) Department, Dated: 09.10.2024.
15. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020

16. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.
17. G.O. (Ms) No.154, Housing and Urban Development (UD4(1) Department, Dated: 07.10.2025.
18. OSR and Demand payment Request Letter, Dated: 23.09.2026 and 06.11.2026.
19. OSR and Demand paid by the applicant on 26.09.2026 and 06.11.2026.

ORDER

With reference to the 2nd Cited letter, the applicant M/s.DAC Developers Private Limited has requested for the approval of Residential Apartment Building at Coimbatore District, Coimbatore City Municipal Corporation, Coimbatore North Taluk, Chinnavedampatti Village, S.F.Nos:550/2A1C1,550/2A3C1 and 551/3A2A for an extent of site area 2874.58 sq.m, Proposed construction of Residential Apartment building for a FSI area 6553.12 sq.m.

The applicant request was accepted and the boundary of the site has been marked as **"A to J" and "K to P"**. The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No:747/2026**. in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 06.11.2026. Applicant has paid the demand in swp portal on 06.11.2026.

Hence, as per Section 49 of Town and Country Planning Act 1971, the planning permission is issued for the above proposal and numbered as **Planning Permission No:805/2026**. The Planning Permission Period is **11.11.2026 to 10.11.2034**.

The area statement for the Proposed residential apartment building is as below.

Total Area of the Site – 2874.58 Sqm

Building details: Residential Apartment building

Block Name	Floor name	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)	Usage
Block -1	Stilt	143.39	1412.13	1555.52	Parking & Gym
	First	1277.92	65.99	1343.91	11 Dwelling unit
	Second	1277.92	65.99	1343.91	11 Dwelling unit
	Third	1277.92	65.99	1343.91	11 Dwelling unit
	Fourth	1277.92	65.99	1343.91	11 Dwelling unit
	Fifth	1277.92	65.99	1343.91	11 Dwelling unit
	Terrace	--	84.14	84.14	--
Service Block (STP Room)	Ground	20.13	--	20.13	--
Total		**6553.12**	**1826.22**	**8379.34**	55 Dwelling unit and Gym

Total FSI Area - 6553.12 Sq.m

Total Builtup Area - 8379.34 Sq.m

FSI - 2.279 (0.279 - Premium FSI)

Total Number of Dwellings - 55 Dwelling Units and Gym.

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

Premium FSI charges relaxation as per TNCDBR 2019, rule 35(24)

"(a) Development for affordable housing projects with size of dwelling unit not exceeding 60 sq.m in carpet area within Greater Chennai Corporation Area and dwelling unit with size not exceeding 90 sq.m in carpet area in the rest of State shall be regulated according to provisions stipulated above.";

"(b) Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI area for affordable housing projects."

Special Conditions

1. A bridge should be constructed across S.F.No.550/2A2 to provide an access road in accordance with the NOC issued by the Water Resource Department.
2. As per G.O.No.171, Housing and Urban Development (UD4(1) Department, Dated 30.10.2025, Charging point/fast charging point for electric vehicle should be provided.
3. CCTV surveillance shall be provided in all Public Purpose Area.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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.
7. 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.

8. 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 Proposed Residential Apartment Building. Solar photo voltaic panels to be erected at the 1/3 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. Fly Ash bricks and Materials must be used for construction.
9. 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 details at the place of construction.
10. If the applicant fails to construct the building as per the Planning Permission, the appropriate planning authority will take action under section of 56 and 57 of Tamil Nadu Town and Country Planning Act, 1971.
11. The planning permission or building permit if secured by any person by any misrepresentation or by production of false documents, such planning permission or building Permit will be cancelled after issuing a show cause notice as per TNCDBR 2019, rule 13.
12. The following charges are collected as follows

Centage charges for building	Rs.2000/-, Dt.06.11.2026
Centage charges for land	Rs.900/-, Dt.06.11.2026
I & A Charges	Rs.1863900/-, Dt.06.11.2026
Shelter charges	Rs.457156/-, Dt.06.11.2026

Security deposit	Rs.931950/-, Dt.06.11.2026
CC Charges	Rs.90087/-, Dt.06.11.2026
Display board charges	Rs.1500/-, Dt.06.11.2026
Development charges for land	Rs.11860/-, Dt.06.11.2026
Development charges for building	Rs.167400/-, Dt.06.11.2026
OSR Charges	Rs.3467705/-, Dt.26.09.2026
Scrutiny fee	Rs.21970/-, Dt.10.07.2026

Member Secretary (i/c),
Deputy Director/Joint Director (FAC),
Coimbatore Local Planning Authority,
District Town and Country Planning Office,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore District.

Copy to

M/s. DAC Developers Pvt Ltd,
Represented by its Vice President Mr B.Prasanna,
Plot No.30, D No.129/57, III Street,
Bharathi colony,
Peelamedu,
Coimbatore - 641004.

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

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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
/tools

Services we run for you
/services

The LandLens suite
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Verified RealEstate™

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

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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.