PP APPROVAL RECORD

Planning Permission

Survey 307/1A1 and 13 more

VELLAKINAR, 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.

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Mr.S.S.BARATH.ME.,

JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission

Application No: SWP/BPA/909270/2026

Subject: **NHRB** - **Affordable Residential Apartment Building -** District Town and Country planning office, Coimbatore - Coimbatore Local Planning Authority - Coimbatore Corporation - Coimbatore North Taluk – North Zone – Vellakinar Village – S.F. No. 307/1A1 for an extent of site area 8905.00sqm – Proposed construction of Basement + Ground + 5 Floors Residential Apartment Building for an FSI area of 23145.40sqm – Technical Concurrence issued from the Director, DTCP, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference:

1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/909270/2026, Dt.16.10.2026.
2. M/s. M/S. FELIXA PREMIER BUILDER PRIVATELIMITED (POA OF CONCORDIA BUILDING ANDINVESTMENT LLP), Online Application Reference No. SWP/BPA/909270/2026 Submitted Dated: 28.07.2026..
3. Assistant Director/Joint Director (i/c), Coimbatore District Town and country Planning office Inspection Report of Online Application No. SWP/BPA/909270/2026, Dated: 08.08.2026.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. G.O.(Ms) No.95, Housing and Urban Development Department,(UD4(1)), Dated 04.08.2023.
16. G.O.(Ms)No.155, Housing and Urban Development Department,(UD4(1)), Dated 08.10.2025.
17. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1)Department, Dated: 30.10.2025.
18. Demand payment Request Letter, Dated: 23.10.2026
19. Demand paid by the applicant on , Dated : 05.11.2026
20. Coimbatore Local Planning Authority Resolution No : 09/2026, Dated : 30.10.2026

ORDER

With reference to the letter in the 2nd Cited letter, the M/S. FELIXA PREMIERBUILDER PRIVATE LIMITED (POA OF CONCORDIA BUILDING AND INVESTMENT LLP)has requested for the Proposed Proposed construction of Affordable Residential Apartment Building, has submitted an application seeking Technical Concurrence for the Affordable Residential Apartment Building situated at Coimbatore District, Coimbatore Corporation, Coimbatore North Taluk, North Zone, Vellakinar Village ,S.F. No. 307/1A1.The total extent of the site is 8905.00 Sq.m, with a proposed Floor Space Index (FSI) area of 23145.40sqm.

The proposal has been examined based on the recommendation of the Assistant Director /Joint Director (i/c) of Town and Country Planning, Coimbatore District, together with the site inspection report and connected records. The Assistant Director /Joint Director (i/c) has certified that the particulars furnished in the proposal have been verified with reference to the site conditions and relevant records, and has recommended the proposal for the issue of Technical Concurrence. Accordingly, the application has been considered, and the site boundary delineated in the approved plan as **"A to M"** forms the subject matter of this Technical Concurrence.

Accordingly, Technical Concurrence is hereby accorded under the provisions of Section 49 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) for the Proposed Residential Building described above, subject to the conditions stipulated in this order. The approval is assigned Technical Concurrence No. **B.P./DTCP No. 708/2026**. in reference no. 01.

The planning permission has been issued Under section 49 of Town and country Act, 1971 with below conditions for the above proposal and numbered as **Planning Permission No: 796/2026.** The Planning Permission Period for **8 Years** from the date of **e-sign**, is accorded with the following.

Proposed Affordable Residential Apartment Building area statement in sqm

Area of Site – 8905.00 Sqm

FLOOR NAME	FSI AREA (SQM)	NON-FSI AREA(SQM)	TOTAL BUILT-UP AREA (SQM)	Dwelling Units
Basement Floor	181.47	6873.99	7055.46	Parking, Pump room etc
Ground Floor	4158.26	-	4158.26	29 Units & Swimming pool, etc
First Floor	3473.63	-	3473.63	29 Units & Gym, Library etc
Second Floor	3833.01	-	3833.01	33Units
Third Floor	3833.01	-	3833.01	33Units
Fourth Floor	3833.01	-	3833.01	33Units
Fifth Floor	3833.01	-	3833.01	33Units
Terrace Floor	-	104.22	104.22	-
Total	**23145.40**	**6978.21**	**30123.61**	**190 Units**

FSI Area - 23145.40Sqm
FSI - 2.599 < 2.60 (Premium FSI)
No. of Dwelling Units – 190 Nos (Carpet area below 90sqm)

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

Compliance Conditions:

1. Necessary Environmental Clearance is to be obtained before issue of building permission by concerned local body as per the G.O. Ms. No.185, Housing & Urban Development (UD3(2)) Department, dated: 09.10.2024.

Special Conditions

1. OSR fees Rs. 1,79,83,648.00/- has been paid by the applicant on 20.10.2026 as per Commissioner's special condition
2. As per TNCD&BR-2019 rule no.35(24) (a) all the dwelling units carpet area below 90sqm. Hence Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI area for affordable housing projects.
3. As per GO cited in the reference 16th, For residential buildings except buildings upto 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. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.

5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
7. 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.
8. 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.
9. The grant of Planning Permission shall not be construed as confirmation or certification of the ownership or title of the land. The scrutiny of title documents submitted by the applicant is confined solely to the extent necessary for processing the application under the provisions of the Tamil Nadu Town and Country Planning Act, 1971.

   Any dispute relating to ownership, title, possession, easement or any other civil right over the property shall be resolved by the parties concerned before the competent Civil Court or other appropriate forum. The Directorate of Town and Country Planning shall not be responsible for adjudicating or deciding such disputes.
10. 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.
11. 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 permission 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.

12. 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.

General Condition

1. Solar water heating system to be provided to the Proposed affordable 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, Municipal Administration and Water Supply Department, 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.(Ms) No. 18, Municipal Administration and Water Supply Department, dated.04.02.2019 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.
10. As per GO. No. 341, MAWS Department dated 03.11.2004 "U" Trap in the septic tank design to be provided.
11. 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.
12. The planning permission if secured by any person by any misrepresentation or by production of false documents, such planning permission or building Permit will be cancelled as per TNCDBR 2019, rule 13.
13. The following charges are collected as follows

Sl.No	Description	Revised Approval Amount Paid	Date
1.	Scrutiny fees	Rs.73,813/-	28.07.2026
2.	Display Board Charges	Rs.1500/-	05.11.2026
3.	CC Charges	Rs. 3,24,236/-	05.11.2026
4.	Security Deposit Charges	Bank Guarantee No:031GT02263020003Issued Dated:29.10.2026	
5.	Development Charge for Building	Rs.6,02,500/-	05.11.2026
6.	Development Charge for for Land	Rs.35,620/-	05.11.2026
7.	Centage Charge for land	Rs.600/-	02.11.2026
8.	Centage Charge for Building	Rs.22,000/-	02.11.2026
9.	Infrastructure and Amenities Charges	Rs. 65,96,895/-	02.11.2026
10.	Shelter Charges	Rs. 44,75,556/-	02.11.2026
11.	Open space reservation charges	Rs. 1,79,83,648/-	20.10.2026

Encl: Drawing Sheet (1-8)

(e-signed)
Member Secretary /Joint Director (FAC),
Coimbatore Local Planning Authority,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore 641001.

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Copy to

1. M/S FELIXA PREMIER BUILDER PRIVATE LIMITED POA OF CONCORDIA BUILDING AND INVESTMENT LLP,
   New No:24,Old No.189A, Chinnammal Street,
   Saibaba Colony, Kuppakonanpudur,
   Coimbatore- 641038.
   Contact No : 9791130078
   Email I D : contact@felixa.in

2. The Chair Person,
   TNRERA Building, No.133, G-Block,
   I Avenue,Anna nagar (East), Chennai – 600102.

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
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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

Verified RealEstate
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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.