PP APPROVAL RECORD

Planning Permission

Survey 540/2

Vadavalli, Perur 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.

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PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Thiru.S.S.BHARATH.M.E.,
DEPUTY DIRECTOR
SWP Building Plan Application – Planning Permission

Application No: SWP/BPA/926538/2026 **Date: 06.11.2026**

Sir,

Subject: **Affordable Residential Apartment Building** - District Town and Country planning Office - Coimbatore District/ Corporation/Local Planning Authority - Perur Taluk - Vadavalli Village - S.F.No. 540/2 with a total site extent of 4050.00Sq.m - Proposed construction of Ground + 5 Floors Residential Apartment Building for an FSI area 11340.10 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. AARAV URBANHOMES PRIVATE LIMITED, Coimbatore Online Application Reference No. SWP/BPA/926538/2026, Dated:17.08.2026.
2. Commissioner, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 29.09.2026 (BP/DTCP No.669/2026)
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.12369/NOC/NMSB/2026, Serial No:2071/2026 dated 16.09.2026.

16. Demand payment Request Letter, Dated.13.10.2026

17. M/S. AARAV URBANHOMES PRIVATE LIMITE Coimbatore, demand remittance letter dated: 04.11.2026

Fees Details

Sl. No.	Description	Payment details for this Approval		
		Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	35275.00	17.08.2026	---
2.	CC Charges	156279.00	04.11.2026	---
3.	Display Board Charges	1500.00		
4.	Security Deposit Charges	1617375.00		
5.	Development Charges for Building	290400.00		
6.	Development Charges for Land	16240.00		
7.	OSR Charges	587250.00	07.10.2026	20261007057227
8.	Centage Charge for Building	15000.00	04.11.2026	20261104019316
9.	Centage Charge for Land	900.00		
10.	Infrastructure and Amenities Charge	3234750.00		
11.	Premium FSI Charges	-		
12.	Shelter Fees	-	Affordable Residential Apartment Building	

ORDER

With reference to the 1st Cited letter, the applicant has requested for the approval of Proposed Construction of Residential Apartment Building in Coimbatore District, Coimbatore LPA / Corporation, Perur Taluk, Vadavalli Village in S.F.Nos.540/2 with a total site extent of 4050.00Sq.m and FSI Area of 11340.10 Sqm.

The site has been marked as **"A to D"** 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.669/2026.**

With reference to the letter 16 cited, Demand was issued to the applicant 13.10.2026. Applicant remitted the required fees and submitted remittance letter to the office on 04.11.2026 through online.

Hence, the planning permission is issued with below conditions for this proposal and numbered as **Planning Permission No:799/2026.** 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 Affordable Residential Apartment Building is as below.

Total Area of the Site : 4050.00 Sqm

Proposed Affordable Residential Apartment Building

FLOOR NAME	FSI AREA (Sqm)	NON FSI AREA (Sqm)	DEDUCTION AREA(SQM)	TOTAL AREA (Sqm)
Block-1				
Ground Floor	**417.65**	**-**	**2345.08**	**2762.73**
First Floor	**1553.02**	**-**	**826.25**	**2379.27**
Second Floor	**2378.75**	**-**		**2378.75**
Third Floor	**2378.75**	**-**		**2378.75**
Fourth Floor	**2378.75**	**-**		**2378.75**
Fifth Floor	**2233.18**	**-**		**2233.18**
Head Room	**-**	**126.68**		**126.68**
Total	**11340.10**	**126.68**	**3171.33**	**14511.43**

FSI Area - 11340.10 Sqm

FSI - 2.80 (Premium FSI)

No. of Dwelling Units - 139 Nos. (Carpet area below 90sqm) (Affordable Housing – Premium FSI Charges exempted)

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

Special Conditions

1. 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
2. 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
3. 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.
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. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
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 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.
10. 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.
11. 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.
12. 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.
13. 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 AARAV URBANHOMES PRIVATE LIMITED,
   NO 2, N NO 3, BAGAVANDAM STREET,
   T NAGAR,Thiyagaraya Nagar,
   Chennai, Tamil Nadu – 600017.

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

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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

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/services

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- 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.