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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number: SWP/BPA/0830991/2026

Sir,

Subject : Residential Building – Group development building - DTCP, Chennai - Coimbatore District / Local Planning Authority – Coimbatore corporation – Coimbatore North Taluk / North Zone – Saravanampatti Village – S.F. No: 410/2 for an extent of site area 17524.39 sq.m - Proposed construction of residential group development building for an FSI area 11532.89 sq.m. Technical Concurrence issued Forwarded for further action - Regarding.

Reference :

1. M/s.Sree Daksha Property Developers India Pvt Ltd, Online Application Reference No. SWP / BPA / 0830991 / 2026, Received Dated: 15.04.2026, 22.04.2026 & 05.05.2026.
2. Deputy Director / Joint Director (FAC), Coimbatore District Town and country Planning of ce, Inspection Report of Online Application No. SWP/BPA/0830991/2026, Dated: 16.04.2026.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.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. No.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. 21075/2009/BA1, Dated: 27.06.2012

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11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.
14. District of ce, Fire and Rescue Service, Coimbatore, PP.NOC. No.9569/NOC/NMSB/2026, Serial No.1119/2026, dated. 29.04.2026.

Order

1. With reference to the 1st cited letter, the applicant M/s.Sree Daksha Property Developers India Pvt Ltd has requested for the approval of residential group development building at Coimbatore District / Local Planning Authority, Coimbatore Corporation, Coimbatore North Taluk / North Zone, Saravanampatti Village, S.F.No: 410/2 for an extent of site area 17524.39 sq.m. Proposed construction of residential group development building for an FSI area 11532.89 sq.m. The Deputy Director / Member Secretary / Joint Director (FAC) of Coimbatore District Town and Country Planning Of ce has recommended the proposal with a site inspection remarks. Based on the Deputy Director / Member Secretary / Joint Director (FAC) recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to** J".

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:405/ 2026.

2. The area statement for the Proposed group development residential building isas below.

Area of site 17524.39 sq.m.

Building details: Residential building

Block	Floor	FSI Area	NON FSI Area	Total Area	Usage	Dwellings
A	Ground f oor	1496.16	-	1496.16	Residential (01,02,03,04, 05,06,07,09, 10, 11,12&14)	
	First f oor	1095.78		1095.78		12
	Terrace f oor	-	156.24	156.24		
	Total	2591.94	156.24	2748.18		
B	Ground f oor	1745.52	-	1745.52	Residential (15,16,18,19,20,	
	First f oor	1278.41	-	1278.41		14

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Director

	Terrace f oor	-	182.28	182.28	21,22,23,24,25 , 27,28,29 &30)	
	Total	3023.93	182.28	3206.21		
C	Ground f oor	292.46	-	292.46	Residentia l (31 & 32)	
	First f oor	187.93	-	187.93		2
	Terrace f oor	-	26.6	26.6		
	Total	480.39	26.6	506.99		
D	Ground f oor	1716.63	-	1716.63	Residential (33,34,36,37 , 38,39,40,41, 42,43 & 45)	
	First f oor	1178.34	-	1178.34		11
	Terrace f oor	-	141	141		
	Total	2894.97	141	3035.97		
E	Ground f oor	600.64	-	600.64	Residential (46,47, 48 & 50)	
	First f oor	423.82	-	423.82		4
	Terrace f oor	-	49.36	49.36		
	Total	1024.46	49.36	1073.82		
F	Ground f oor	600.64	-	600.64	Residenti a l (51, 52, 54 & 55)	
	First f oor	423.82	-	423.82		4
	Terrace f oor	-	49.36	49.36		
	Total	1024.46	49.36	1073.82		
Amenities	Ground f oor	312.75	-	312.75	------	------
	First f oor	179.99	-	179.99		
	Terrace f oor	-	-	-		
	Total	492.74	-	492.74		
Guar d room	Ground f oor	-	6.25	6.25	------	------
	Grand total	11532.89	611.09	12143.98	------	47

FSI - 0.658
Total Number of Dwellings - 47 dwellings

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. The OSR -1 earmarked as 1 to 6 with an extent 1259.825 sq.m. and the OSR-2 earmarked as 7 to 10 with an extent 501.185 sq.m. The 9.0m Road earmarked as a - g' ' shown in the site plan should be transferred to the local body designated by it, free of cost through a gift deed as per TNCDBR, 2019 Rule No. 41(1)(c).
2. As per GO cited in the reference 13th, For residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up

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area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two-wheeler parking space.

3. Conditions stipulated in the Fire NOC cited in the reference 14th issued by District Fire Of cers, Coimbatore, Tamil Nadu Fire and Rescue Services, is to be followed Scrupulously.
4. As per TNCD&BR-2019, Rule No. 61, Annexure XX (2) - the applicant should obtain necessary permission for swimming pool before construction from the concerned Executive Authority
5. As per TNCD&BR-2019, Rule No. 61, Annexure XX (3) - the applicant should obtain No Objection Certif cate should be obtained from District Collector to operate the Swimming pool
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 certif cates obtained from the central and state Government Departments must be fulf lled scrupulously
8. 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 Permissionis 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 certif ed the title to the ownership by granting technical clearance and planning permission. Initial verif cation 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.

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.

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Director

General Conditions

1. Solar water heating system to be provided to the proposed residential group development 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 thisof ce. 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 municipality engineer details at the place of construction.
10. As per references cited Government orders & Circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the district of cer.

Director of Town and Country Planning

To,

The Deputy Director / Joint Director (FAC),
District Town and Country planning of ce,
Coimbatore District.

Sree Daksha Property Developers India Pvt. Ltd.,

Director

Signature valid

Signed by: Director
Location:null
Date:2026.05.22 18:59:31

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

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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

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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.