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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: THIRU.G.Purushothaman, B.E.,M.Plan.,
ASSISTANT DIRECTOR
SWP Building Plan Application – Planning Permission

ɔ: SWP/BPA/365845/2024 **Date: 17.03.2025**

Subject : Residential Group Development Building – DTCP, Chennai - Coimbatore District - Coimbatore Local Planning Area - Coimbatore Corporation / North Zone – Ganapathy Village – T.S.No: 8/2 (Old S.F.No:162) Block No.25, Ward :U(21) and T.S.No : 42 (Old S.F.No:156/1part) Block No.23,Ward:U(21) for an extent of site area 12019.16 sqm – Proposal of Revised Royal Kalpataru Phase II and Royal Kalpataru Phase I for FSI area 11923.22 sqm – Technical Concurrence issued by Directorate of Town and Country planning Office - Planning Permission issued - forwarded for further action - Reg

Reference :

1. Directorate of Town and Country Planning office proceeding letter No SWP/BPA/365845/2024, Dated:11.01.2025.
2. M/s Kalpataru Ventures Rep by its Power Agent M/s Royal Shelter, Online Application Reference No. SWP/BPA/365845/2024, Dated:04.10.2024
3. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/365845/2024, Dated: 18.10.2024.
4. Director of Town and Country Planning,Chennai Letter Roc.No: 4084/2021/TCP3, Dated:21.04.2022.
5. Joint Director / Member Secretary Coimbatore District Town and country Planning Proceeding Letter ROC.No:4555/2020 LPA Dated 05.09.2022,Planning Permission No:342/2022
6. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
9. G.O.18, Department of Municipal Administration and Water Supply,Dated: 04.02.2019.
10. G.O.16, Department of Municipal Administration and Water Supply,Dated:31.01.2020

11. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020.
12. Circular from the Director of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
13. Circular from the Director of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.
14. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
15. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
16. Demand payment Request Letter, Dated:03.02.2024
17. Applicant M/s Kalpataru Ventures Rep by its Power Agent M/s Royal Shelter, Demand remittance Dated 04.03.2025
18. Coimbatore corporation Gift deed document no:6603/2022 Dated :31.07.2022

Fees paid Details

Scrutiny Fees	:	**Rs.**29331.00 Dated:04.10.2024
Centage Charge for Building	:	**Rs.**5000.00 Dated:04.03.2025
Infrastructure and Amenities Charges	:	**Rs.**3623000.00 Dated:09.06.2022 (In Existing Approval)
Security Deposit Charges	:	**Rs.**1815000.00 Bank Guarantee given date:21.02.2025
CC Charges	:	**Rs.**143000.00 Dated:08.06.2022 **Rs.**6300.00 Dated:04.03.2025
Shelter Charges	:	**Rs.**963000.00 Dated:16.08.2022 **Rs.**517400.00 Dated:04.03.2025
Display Board Charges	:	**Rs.**1500.00 Dated:08.06.2022
Development Charges for Building& Land	:	**Rs.**313000.00 Dated:08.06.2022
Centage Charge for Land	:	**Rs.**600.00 Dated:04.03.2025

Body of the letter:

With reference to the 2nd cited letter, **M/s Kalpataru Ventures Rep by its Power Agent M/s Royal Shelter** has requested for the approval of Residential Group Development building at Coimbatore

District, Coimbatore Local Planning Area, Coimbatore Corporation / North Zone, Ganapathy Village, T.S.No: 8/2 (Old S.F.No:162) Block No.25, Ward:U(21) and T.S.No:42 (Old S.F.No:156/1part) Block No.23, Ward:U(21) for an extent of site area 12019.16 sqm. Proposed Residential Group Development building for FSI area 11923.22 sqm. Reference to the 4th cited letter, the boundary of the site has been marked as "A to I" and FSI Area of 12708.83 Sq.m are already Technical Concurrence by the Director of Town and Country Planning and Member Secretary of Coimbatore Local Planning Authority vide Approval No.342/2022, Dated:05.09.2022.

With reference to the 1st cited, Technical concurrence was issued by the Director of Town and Country Planning for the Proposal of Revised Royal Kalpataru Phase II and Royal Kalpataru Phase I Residential Group Development building, the boundary of the site has been marked as **"A to I".**

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 : 17 / 2025.**

2.The area statement for the Revised and Proposed Residential Group Development building is as below..

Area of the Site :12019.16 Sq.m

Building details: Residential Group Development building

Existing Builtup area (Royal Kalpataru Phase-I)

S.No	BLOCKS	Ground Floor Area (Sq.m)	First Floor Area (Sq.m)	Second Floor Area (Sq.m)	F.S.I Area (Sq.m	Non FSI Area (Sq.m)		No.of Unit
						Ground floor (parking) Sq.m	Headroom Area in Sq.m	
1	Block A1	65.44	82.68	75.72	223.84	17.25	12.05	1
2	Block A2	65.44	82.68	75.72	223.84	17.25	12.05	1
3	Block B1	134.71	165.37	19.92	320.00	30.66	21.68	1
4	Block B2	134.71	165.37	19.92	320.00	30.66	21.68	1
5	Block B3	134.71	165.37	19.92	320.00	30.66	21.68	1
6	Block B4	134.71	165.37	19.92	320.00	30.66	21.68	1
7	Block C1	136.58	165.31	22.54	324.43	28.79	11.19	1
8	Block C2	136.58	165.31	22.54	324.43	28.79	11.19	1
9	Block C3	136.58	165.31	22.54	324.43	28.79	11.19	1

10	Block C4	136.58	165.31	22.54	324.43	28.79	11.19	1
11	Block D1	34.93	59.46	54.59	148.98	24.53	6.17	1
12	Block E1	34.93	59.46	54.29	148.98	24.53	7.78	1
13	Block F1	93.55	119.85	90.26	303.66	26.30	6.98	1
14	Block G1	65.44	82.68	75.72	223.84	17.25	12.05	1
15	Block G2	65.44	82.68	75.72	223.84	17.25	12.05	1
16	Block G3	65.44	82.68	75.72	223.84	17.25	12.05	1
17	Block G4	65.44	82.68	75.72	223.84	17.25	12.05	1
18	Block G5	65.44	82.68	75.72	223.84	17.25	12.05	1
19	Block G6	65.44	82.68	75.72	223.84	17.25	12.05	1
20	Block G7	65.44	82.68	75.72	223.84	17.25	12.05	1
21	Block N1	70.53	86.21.	67.14	223.88	15.68	9.98	1
22	Block P1	74.54	91.79	56.21	222.54	17.25	8.73	1
23	Block Q1	73.67	91.68	91.68	257.03	18.01	10.45	1
24	Block R1	69.91	87.15	64.61	221.67	17.25	10.31	1
25	Block S1	61.28	78.53	78.53	218.34	17.25	9.76	1
26	Block T1	64.14	81.38	70.14	215.66	17.25	13.16	1
27	Block V1	67.50	84.75	71.58	223.83	17.25	15.09	1
28	Block W1	71.66	88.91	73.35	233.92	17.25	15.09	1
29	Block Z1	44.98	83.78	83.78	212.54	38.76	15.99	Office
	Total	**2435.74**	**3079.79**	**1707.48**	**7223.01**	**644.36**	**369.42**	**28 Dwellings**

Revised and Proposed (Royal Kalpataru Phase-II)

S. No	BLOCKS		Ground Floor Area (Sq.m)	First Floor Area (Sq.m)	Second Floor Area (Sq.m)	Terrace Floor area (sq.m)	Com. Area (Sq.m)	F.S.I Area (Sq.m)	Non FSI Area (Sq.m)		No. of Unit
									Ground floor (parking) (Sq.m)	Head room Area in (Sq.m)	
1	Block H1		87.20	147.55	43.76	-	-	278.51	61.75	11.02	1
2	Block H2		51.81	79.37	73.53	-	-	204.71	26.21	16.14	1
3	Block J1	J1/1	137.39	-	-	-	14.54	151.93	26.44	15.26	1
4		J1/2	-	163.85	56.77	-	14.54	235.16	26.44	15.57	1
5	Block J2	J2/1	116.49	-	-	-	12.03	128.52			1
6		J2/2	-	141.64	53.65	-	13.33	208.62	26.44	10.69	1
7	Block J3		120.94	147.38	56.65	-	-	324.97			1
8	Block J4		97.18	123.43	47.10	-	-	267.71	26.25	20.29	1

9	Block J5		103.39	131.49	36.44	-	-	271.32	28.10	22.47	1
10	Block K1		105.34	126.60	50.10	-	-	282.04	21.26	9.49	1
11	Block K2		105.34	126.60	50.10	-	-	282.04	21.26	9.49	1
12	Block L1	L1/1	111.57	-	-	-	24.23	135.80	29.25	17.48	1
13		L1/2	-	140.82	86.34	-	24.23	251.39			1
14	Block L2		43.33	86.91	86.91	-	-	217.15	43.58	15.99	1
15	Block M1		87.53	139.29	50.62	-	-	277.44	51.76	11.56	1
16	Block M2		87.53	139.29	50.62	-	-	277.44	51.76	11.56	1
17	Block Y		-	301.82	301.82	301.82	-	905.46	301.82	-	Club house
	Total		**1255.04**	**1996.04**	**1044.41**	**301.82**	**102.90**	**4700.21**	**742.32**	**187.01**	**16 Dwellings**

Total Existing FSI Area = 7223.01 Sq.m

Total Revised and Proposed FSI Area : 4700.21 Sq.m

Total FSI Area :11923.22 FSI : 11923.22/12019.16 = 0.992

The planning permission issued with the following Special and General Conditions:

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No :134/2025** and Duration of Permission from **17.03.2025** to **16.03.2033** (8Years) has been accorded with the following special condition.

Special Conditions:

1. As per reference 18th cited, Member Secretary of Coimbatore Local Planning Authority vide Approval No.342/2022, OSR-1 earmarked as 1 to 5 (484.75Sq.m) OSR-2 earmarked as 6 to 16 (699.92 Sq.m), Access Road to OSR earmarked as 17 to 21 (46.73Sq.m) and Road Widening (126.35Sq.m) earmarked as 22 to 25 were handed over to Local body by the applicant
2. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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

6. 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.
7. 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.
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. 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 responsibility 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.
10. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
11. This Permit is furnished by virtue of power delegated by Coimbatore Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.

12. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
13. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority. i).If the details given by the applicant is found to be false(or) ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued

General Conditions

1) Solar water heating system to be provided to the proposed 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, Department of Municipal Administration and Water Supply, Dated: 04.02.2019. and in G.O.16, Department of Municipal Administration and Water Supply, Dated: 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) As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.

8) Fly Ash bricks and Materials to be used Mandatory.

9) 9. As per GO 16 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) In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

11) If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

12) 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.

13) 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.

14) Government Registered Electrical Contractor must be employed for wiring works during construction.
15) Fire rescue equipment should be provided as per Rules.

16) 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 Registered engineer details at the place of construction.

Encl: Building Plan Map

Member Secretary,/ Joint Director (i/c),
Coimbatore Local Planning Authority,
District Town and Countary planning Office ,
Coimbatore District.

To:

The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:

1. ROYAL SHELTER REP BY ITS POWER AGENT
MS KALPATARU VENTURES
NO:21,3rd CROSS 1st MAIN ROAD,
RAJA COLONY,CONTONMENT,
THIRUCHIRAPALLI- 620001

2 . The Chair Person,
Tamil Nadu Real Estate Regulatory Authority,
CMDA Tower – II 1st Floor, No.1A,
Gandhi Irwin Bridge Road,
Egmore, Chennai-600 008.

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.03.17 13:09:21

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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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.