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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

MBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: G. PURUSHOTHAMAN B.E., M. Plan.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number - SWP/BPA/0351438/2024

Sir,

Subject: NHRB- Residential Building – DTCP-Chennai –107 – Coimbatore District / Corporation / LPA, Coimbatore North Taluk, Kalapatty West Village in S.F.No.194/A(part),195/2A,4(part) with a Site Area of 16817. 32 sq.m - FSI Area of 29753. 77 sq.m - Group Housing Residential Building has been already approved. Now site revised and Survey Numbers subdivided as S.F.Nos.194/A1; 195/2A, 4B, 4D, 194/A2,195/4C,195/4A (194/A2 & 195/4C -1728sqm OSR land and 195/4A - 503sqm Approach road for OSR already handed over to local body) Site area:17247 sq.m approval for Revised residential building in the above already approved site a with FSI Area of 17292.92 Sq.m- Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference:

1. Applicant M/s.Pars Engineering India Private Limited, Coimbatore Online Application Reference No. SWP/BPA/0351438/2024, Dated:16.09.2024.
2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter Received on Dated: 27.12.2024
3. Assistant Director / Joint Director (i/c), Coimbatore District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0351438/2024, Dated:30.09.2024
4. Director of Town and Country Planning, Technical Concurrence vide Roc No.3935/2021/Splcell,Dated:23.04.2021. (Technical Concurrence No.232/2021)

5. Assistant Director/Joint Director (i/c) / Member Secretary Coimbatore LPA, Coimbatore District Town and Country Planning office, Planning permission vide Roc No.1147/2021/ LPA, Dated:17.12.2021. (P.P.No.442/2021)
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 WaterSupply, 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 Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
13. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
14. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
15. Circular from the Commissioner of Town and Country Planning, Roc No.14227 /2017 /CP, Dated:14-12-2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17. Demand payment Request Letter, Dated: 27.12.2024
18. Applicant M/s.Pars Engineering India Private Limited, Coimbatore demand remittance letter dated :27.01.2025

Fees Details

Centage Charge for Building	-	Rs. 5000.00
Centage for Land	-	Rs. 1200.00
Development Charge for Building	-	Rs. 346700.00
Development Charge for Land	-	Rs. 69020.00
Development Charges Interest	-	Rs. 2100.00
Infrastructure and Amenities Charges	-	Rs. 49, 28, 482.00/- (Already Paid old file No- 1147/2021/LPA Rs. 84,80,000 /- Date: 13.07.2021)
Security Deposit	-	Rs. 42, 40, 000/- (Union Bank of India Bank, Five Road salem, guarantee No – 51140IGL0001721 Date:05.08.2021 Extent to 13.01.2033)
Display Board Charges	-	Rs. 1500.00
CC Charges	-	Already Paid on old file
Shelter Charges	-	Rs. 348420.00
OSR Charges	-	Osr Area Provided.
Premium FSI Charges	-	Not Applicable

ORDER

With reference to the 1st Cited letter, the applicant .M/s. Pars Engineering India Private Limited has requested for the revised approval of Non High Rise Group Housing Residential Villa to the Planning Permission has already been issued for residential building in the reference 5 th cited for an FSI area of 29753. 77sq.m in a site area of 16817. 32sq.m (as per super imposed) in S.F.No.194/A(part),195/2A,4(part), at Kalapatty West Village, Coimbatore North Taluk / LPA / Corporation/ District.

Now, in the already approved site has been revised and Survey Numbers subdivided as S.F.Nos.194/A1; 195/2A, 4B, 4D, 194/A2,195/4C,195/4A (194/A2 & 195/4C - 1728sqm OSR land and 195/4A - 503sqm Approach Road for OSR already handed over to local body) Now Site area is 17247sqm. The site has been marked ‘A’ to ‘M’ concurrence for site issued vide and The Director, Directorate of Town and Country Planning Department, Chennai Clearance for the proposal of Revised Residential Building FSI Area 17292.92

sq.m and numbered as **B.P/DTCP No. 638/2024. This Office Planning Permission No-49 /2025. And Duration** from 28.01.2025 to 27.01.2033 (8Years). Planning Permission has been issued with the following common and special conditions.

The area statement for The Revised proposal of Group Housing Residential Villas is as below.

Total Area of the Site – 17750.00sqm (As per Patta)

Total Area of the Site – 17765.55sqm (As per Document)

Already gifted Road Area for OSR – 502.71sqm (As per gift deed Document)

503.00sqm (As per patta sub divison S.F.No.195/4A)

Super Imposed Site Area – 17247.00Sqm (After deducting the road area for OSR)

Revised Residential building area statement in sqm:

Floor Name Details	FSI Area (sq.m)	Non FSI Area (Sq.m)	Total Built up Area (sq.m) area	Dwelling unit Nos	No of Dwelling Units
Block-1 (Villa-1)					
Ground floor	157.08	-	157.08	01	01
First Floor	143.46	-	143.46		
Second floor	98.03	-	98.03		
Sub Total	398.57	-	398.57		
Block-2 (Villa-2)					
Ground floor	168.80	-	168.80	02	01
First Floor	152.42	-	152.42		
Second floor	101.63	-	101.63		
Sub Total	**422.85**	**-**	**422.85**		
Block-3 (Villa-3)					
Ground floor	148.23	-	148.23	03	01
First Floor	139.52	-	139.52		

Second floor	93.56	-	93.56		
Sub Total	**381.31**	**-**	**381.31**		
Block-4 (Villa-04,05,06,07,08,09,10)					
Ground floor	150.15	-	150.15	04,05,06,07, 08,09,10	07
First Floor	141.81	-	141.81		
Second floor	95.83	-	95.83		
Sub Total	**387.79**	**-**	**387.79**		
387.79 x 7 units = 2714.53 Sqm.					
Block-5 (Typical Villa-11,12,13)					
Ground floor	154.70	-	154.70	11,12,13	03
First Floor	143.13	-	143.13		
Second floor	89.18	-	89.18		
Sub Total	**387.01**	**-**	**387.01**		
387.01 x 3 units = 1161.03 Sqm					
Block-6 (Typical Villa 14,15,16,17,18)					
Ground floor	148.15	-	148.15	14,15,16,17,18	05
First Floor	125.10	-	125.10		
Second floor	75.60	-	75.60		
Sub Total	**348.85**	**-**	**348.85**		
348.85 x 5 units = 1744.25 Sqm.					
Block-7(Typical Villa 19,20,21)					
Ground floor	112.78	-	112.78	19,20,21	03
First Floor	98.79	-	98.79		
Second floor	75.08	-	75.08		
Sub Total	**286.65**	**-**	**286.65**		
286.65 x 3 units = 859.95 Sqm.					
Block-8 (Typical Villa 22 & 33)					
Ground floor	89.98	-	89.98	22 &33	02
First Floor	83.43	-	83.43		
Second floor	46.97	-	46.97		
Sub Total	**220.38**	**-**	**220.38**		
220.38 x 2 units = 440.76Sqm.					

Block-9 (Typical Villa 23,24,25,26,27)					
Ground floor	139.55	-	139.55	23,24,25,26,27	05
First Floor	131.05	-	131.05		
Second floor	86.25	-	86.25		
Sub Total	**356.85**	**-**	**356.85**		
356.85 x 5 units = 1784.25Sqm					
Block-10 (Typical Villa 28,29,30,31,32)					
Ground floor	139.55	-	139.55	28,29,30,31,32	05
First Floor	131.05	-	131.05		
Second floor	86.25	-	86.25		
Sub Total	**356.85**	**-**	**356.85**		
356.85 x 5 units = 1784.25Sqm					
Block-11(Villa-34)					
Ground floor	148.63	-	148.63	34	01
First Floor	127.03	-	127.03		
Second floor	84.84	-	84.84		
Sub Total	**360.50**	**-**	**360.50**		
Block-12(Typical Villa 35,36,37,38)					
Ground floor	138.78	-	138.78	35,36,37,38	04
First Floor	128.48	-	128.48		
Second floor	86.71	-	86.71		
Sub Total	**353.97**	**-**	**353.97**		
353.97 x 4 units = 1415.88 Sqm					
Block-13(Villa-39)					
Ground floor	163.72	-	163.72	39	01
First Floor	141.51	-	141.51		
Terrace floor	-	15.36	15.36		
Sub Total	**305.23**	**15.36**	**320.59**		
Block-14 (Typical Villa No:40,41,42,43,44,45,46,47)					
Ground floor	152.50	-	152.50	40,41,42, 43,44,45,	08
First Floor	139.66	-	139.66		
Second floor	93.16	-	93.16		

				46,47	
Sub Total	**385.32**	**-**	**385.32**		
385.32x 8 units = 3082.56 Sq.m					
Block-15 (Amenity Block)					
Ground floor	218.50	-	218.50		
First Floor	218.50	-	218.50		
Terrace floor	-	18.24	18.24		
Sub Total	**437.00**	**18.24**	**455.24**		
Grand Total	**17292.92**	**33.60**	**17326.52**		**Total Vilas 47+ Amenity Block**

Total FSI Area : 17292.92 sq.m

OSR Area 1727.97 Sq.m and Approach Road to OSR 502. 71Sq.m has been handed over to Local body vide Document No: 8005/2021.

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.
3. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

5. 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.
6. 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.
7. "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.
8. According to G.O No 18 Department of Municipal Administration and WaterSupply, 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.
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. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
    d) Workmanship, soundness of structure and materials used

e) Quality of building services and amenities the construction of building

f) 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
   1.If the details given by the applicant is found to be false (or)
   2. If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.

4. 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.

6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

8. 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.

9. 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.

10. Mosquito netting to be provided at OHT and well.

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 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.

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.

Member secretary / Joint Director(I/c)
Coimbatore District Town and Country planning Office,
Coimbatore

To:

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore-641001

Copy to:

M/s PARS ENGINEERING INDIA PRIVATE LIMITED,
NO.13,NORTH MADA STREET,
SRINAGAR COLONY,
SAIDAPET,
CHENNAI-600015.

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.01.28 18:23:28

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

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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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