Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (FAC)

:ATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

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

ASSISTANT DIRECTOR

Online Building Plan Application Number - **SWP/BPA/400348/2024**

Sir,

Subject : Residential Apartment Building – DTCP, Chennai - Coimbatore District / Corporation East Zone - Coimbatore Local Planning Authority – Coimbatore North Taluk - Kalapatti (West) Village – S.F.No: 433/1B1, 433/1A2B & 432/1B3B – for an extent of site area is 2733 sq.m.– Proposal of Revised Residential Apartment Building for FSI area 7130.88 sq.m – Technical Concurrence issued by the Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg.

Reference :

1. Applicant M/s. Sakthi Constructions India Private Limited, Online Application Reference No. SWP/BPA/400348/2024, Received Dated: 23.11.2024, 18.03.2025, 26.03.2025, 07.04.2025 & 08.05.2025.
2. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 30.05.2025
3. Directorate of Town and country planning office letter Online Technical Concurrence Application No: SWP/BPA/010516/2023, Dated: 02.12.2023 & 09.01.2025.
4. Assistant Director / Joint Director(i/c), Member Secretary, Coimbatore LPA, District Town and country Planning Office, Coimbatore, Inspection Report of Online Application No. SWP/BPA/400348/2024, Dated: 19.02.2025.
5. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.

6. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
10. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
11. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2,Dated:05.02.2020.
16. Demand payment Request Letter, Dated: 25.06.2025
17. Applicant M/s. Sakthi Constructions India Private Limited, Demand remittance letter Dated.04.07.2025 & 11.07.2025.

Fees paid Details

1.	Centage Charge for Building	-	Rs. 5,000.00/-	11.07.2025
2.	Centage for Land	-	Rs. 1,500.00/-	11.07.2025
3.	Development Charge for Building	-	Rs. 2,08,600.00/-	04.07.2025
4.	Development Charge for Land	-	Rs. 11,000.00/-	04.07.2025
5.	Infrastructure and Amenities Charges	-	Rs. 20,34,900.00/-	11.07.2025
6.	Security Deposit	-	Rs. 10,17,450.00/-	04.07.2025

7.	Display Board Charges	-	Rs. 1,500.00/-	04.07.2025
8.	CC Charges	-	Rs. 1,12,259.00/-	04.07.2025
9.	Shelter Charges	-	Rs. 5,29,631.00/-	11.07.2025
10.	Premium FSI Charges	-	Rs. 96,81,975.00/-	11.07.2025
11.	OSR Charges	-	Rs. 31,78,479.00/-	19.06.2025
12.	Scrutiny Fees	-	Rs. 23,260.00/-	23.11.2024

ORDER

With reference to the 1st cited letter, the applicant M/s.Sakthi Constructions has requested for the Proposed Construction of Residential Apartment Building in Existing Concurrence issued at Coimbatore District, Coimbatore North Taluk, Kalapatti (West) Village, S.F. No: 432/1B3B, 433/1A2B & 433/1B1 for an extent of site area is 2733 sq.m. Reference to the 3rd cited letter, the boundary of the site has been marked as "A to H" and Residential Buildings (Block 1 & 2 – 45 Dwellings) Stilt floor, 1st, 2nd, 3 rd, 4th & 5th floor buildings FSI Area of 7048.34 sq.m are already concurrence issued by the Director, (DTCP) Chennai, B.P/DTCP No: 459/2023 Online application No: 010516/2023, Dated: 02.12.2023. With reference to the 4th cited letter, the Assistant Director / Joint Director (i/c), Coimbatore District Town and Country planning office, The OSR fees not yet paid by the applicant and the above file is returned on 09.01.2025. Hence already concurrence issued vide ref letter 3 (B.P/DTCP No: 459/2023) is cancelled.

In that site Proposed construction of Residential Apartment Building has recommended the proposal with a site inspection remark based on the Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office recommendation, the applicant request has been accepted and the boundary of the site has

been marked as “A to H”. 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: 262 / 2025.

With reference to the letter 16th cited, Demand was issued to the applicant 25.06.2025. Applicant remitted the required fees and submitted remittance letter to the office on 04.07.2025 and 11.07.2025 through online.

The area statement for the Proposed Affordable Residential Apartment Building is as below.
Area of Site – 2733.00 sq.m

Building details: Residential Apartment Building

BLOCK 1				
FLOOR DETAILS	**FSI in (Sq.m)**	**NON FSI (Sq.m)**	**TOTAL BUILTUP AREA**	**NO OF DWELLINGS**
BASEMENT FLOOR	-	780.41	780.41	-
STILT FLOOR	-	638.99	638.99	-
FIRST FLOOR	638.99	-	638.99	4
SECOND FLOOR	638.99	-	638.99	4
THIRD FLOOR	638.99	-	638.99	4
FOURTH FLOOR	638.99	-	638.99	4
FIFTH FLOOR	638.99	-	638.99	4
TERRACE FLOOR	-	35.12	35.12	-
TOTAL	**3194.95**	**1454.52**	**4649.47**	**20**

BLOCK 2				
FLOOR DETAILS	**FSI in sq.m.**	**NON FSI (Sq.m)**	**TOTAL BUILTUP AREA**	**NO OF DWELLINGS**
BASEMENT FLOOR	-	872.34	872.34	-
STILT FLOOR	-	775.29	775.29	-
FIRST FLOOR	775.29	-	775.29	5
SECOND FLOOR	775.29	-	775.29	5
THIRD FLOOR	775.29	-	775.29	5
FOURTH FLOOR	775.29	-	775.29	5
FIFTH FLOOR	775.29	-	775.29	5
TERRACE FLOOR	-	35.12	35.12	-
SWIMMING POOL	-	150.99	150.99	-
TOTAL	**3876.45**	**1833.74**	**5710.19**	**25**

BLOCK TYPE	FSI in sq.m.	NON FSI in sq.m.	TOTAL BUILTUP AREA	NO OF DWELLINGS
BLOCK 1	3194.95	1454.52	4649.47	20
BLOCK 2	3876.45	1833.74	5710.19	25
SECURITY ROOM	-	6.25	6.25	
COMMON TOILET	1.86	-	1.86	
TRANSFORMER ROOM 1	28.81	-	28.81	
TRANSFORMER ROOM 2	28.81	-	28.81	
GRAND TOTAL	**7130.88**	**3294.51**	**10425.39**	**45**

Total FSI Area: **7130.88** Sqm

Floor Space Index (FSI) : 7130.88 / 2733 = 2.60 (0.60 – Premium FSI)

Hence, the planning permission is issued with below conditions for the above proposal and numbered as **Planning Permission No- 416/2025 and Duration from 12.07.2025 to 11.07.2033 (8 Years)**.

Special Conditions

- As per 13th Reference cited, DTCP Circular Roc.No.4367/2019/BA2, Dated:05.02.2020, Land documents were verified and OSR charges have been collected by the District Town & Country Planning Office, Coimbatore.
- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 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.

- Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974for discharge of Sewage.
- 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.
- 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.
- "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.
- 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.
- 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. Solar water heating system to be provided to the Revised and additional Hospital 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 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. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).

9. 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 within Two months from the date of issue of this order to Director of Town and Country Planning / Government.

10. 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.

11. 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.

12. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.

13. Fly Ash bricks and Materials to be used Mandatory.

14. 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.

15. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.

16. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.

17. 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.

18. 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.

19. Government Registered Electrical Contractor must be employed for wiring works during construction.

Member secretary / Joint Director (i/c)
Coimbatore Local Planning Authority
Coimbatore

To:
The Commissioner,
Coimbatore Corporation,
Coimbatore District.

Copy to:

M/s. Sakthi Constructions India Private Limited,
No. 42 Arum Lily,
E R Mohan Nagar, Kalapatti,
Coimbatore – 641048.
Phone: 9865288755
E- Mail Id - infinustech@gmail.com

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
3/350/2 Mettukuppam,
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.