Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



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

Application No: SWP/BPA/0358645/2024 **Date:12.04.2025**

Subject : NHRB-Residential Building – DTCP, Chennai - Coimbatore District - Coimbatore Local Planning Area - Annur Taluk – Keeranatham Village in S.F.No:633 with a Site Area of 17050sq.m (As per patta) - FSI Area of 17346.51sqm – Proposal Non High Rise Residential Building – Technical Concurrence issued by Directorate of Town and Country planning Office - Planning Permission issued - forwarded for further action - Reg

Reference :

1. Applicant. M/s.INFINIUM Developers LLP(GPA), Online Application Reference No. SWP/BPA/0358645/2024, Dated:26.09.2024.
2. Directorate of Town and Country Planning office proceeding letter No SWP/BPA/0358645/2024, Dated:31.01.2025.
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. Circular from the Director of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
10. Circular from the Director of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.
11. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.

12. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
13. Superintending Engineer, Coimbatore, Tamil Nadu Transmission Corporation Limited, letter No.SE/Operation/ EE/AE/CO, Noc No. 1712/23, Dated: 06.12.2023
14. Demand payment Request Letter, Dated:03.02.2025
15. Applicant M/s.INFINIUM Developers LLP(GPA), Demand remittance Dated:26.02.2025
16. OSR and Road area Gift deed document no:6885/2025 Dated :08.04.2025

Fees paid Details

Scrutiny Fees	:	Rs.64967.00 Dated :26.09.2024 (Rs.1000.00 LPAac/no:SB:480914584 Daded:11.04.2025)
Centage Charge for Building	:	Rs.12000.00 Dated :26.02.2025
Infrastructure and Amenities Charges	:	Rs.4947600.00 Dated :26.02.2025
Security Deposit Charges	:	Rs.2473800.00 HDFC Bank Guarantee givendated:13.02.2025,
CC Charges	:	Rs.215200.00 Dated :26.02.2025
Shelter Charges	:	Rs.86878.00 Dated :26.02.2025
Display Board Charges	:	Rs.1500.00 Dated :26.02.2025
Premium FSI Charges	:	Not Applicable
Development Charges for Building	:	Rs.99950.00 Dated :26.02.2025
Development Charges for Land	:	Rs.20500.00 Dated :26.02.2025
Centage Charge for Land	:	Rs.300.00 Dated :26.02.2025
OSR Fees	:	OSR earmarked in the site plan

Body of the letter:

With reference to the 1st cited letter, INFINIUM Developers LLP ,has requested for the approval of Non High Rise Residential building at Coimbatore District, Coimbatore Local Planning Area, Annur

Taluk, Keeranatham Village in S.F.No:633 Site Area of 17050sq.m (As per patta) with a FSI Area of 17346.51sqm..

With reference to the 2nd cited letter , Technical concurrence was issued by the Director of Town and Country Planning for the Proposal of Non High Rise Residential building, 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: 59 / 2025.**

With reference to the letter 14th cited, Demand was issued to the applicant 03.02.2025 Applicant remitted the required fees and submitted remittance letter to the office on 26.02.2025 through online.

Hence, the planning permission is issued with below conditions for the above proposal and numbered as **Planning Permission No:214/2025**. The Planning Permission Period for **8 Years** from the date of e-sign, is accorded with the following

2.The area statement for the Proposed Non High Rise Residential building is as below..

Total Area of the Site :17050 Sq.m (as per patta)

Gifted OSR Area :1650.63 sqm

Gifted Approach road area for OSR : 610.50sqm

Site Area (Super imposed) : 16439.50sqm

Residential Building Area details

Sl.No	Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Total Build up area in Sq.m	Dwelling Units
1	**Block-1 (Apartment)**				
	Stilt Floor	68.41	1998.40	2066.81	Parking
	First Floor	1656.15	-	1656.15	13
	Second Floor	1656.15	-	1656.15	13
	Third Floor	1656.15	-	1656.15	13
	Fourth Floor	1656.15	-	1656.15	13
	Fifth Floor	1656.15	-	1656.15	13
	Terrace Floor	-	52.81	52.81	-
	Total	8349.16	2051.21	10400.37	65
	Block-2 (Villa-1)				

2	Ground floor	139.69		139.69	1
	First Floor	126.59		126.59	
	Terrace Floor	-	12.50	12.50	
	Sub Total	266.28	12.50	278.78	
3	**Block-3 (Villa-2)**				
	Ground floor	109.72		109.72	1
	First Floor	90.84		90.84	
	Terrace Floor	-	11.51	11.51	
	Sub Total	200.56	11.51	212.07	
4	**Block-3 (Villa-3)**				
	Ground floor	109.72		109.72	1
	First Floor	90.84		90.84	
	Terrace Floor	-	11.51	11.51	
	Sub Total	200.56	11.51	212.07	
5	**Block-3 (Villa-4)**				
	Ground floor	109.72		109.72	1
	First Floor	90.84		90.84	
	Terrace Floor	-	11.51	11.51	
	Sub Total	200.56	11.51	212.07	
6	**Block-3 (Villa-5)**				
	Ground floor	109.72		109.72	1
	First Floor	90.84		90.84	
	Terrace Floor	-	11.51	11.51	
	Sub Total	200.56	11.51	212.07	
7	**Block-3 (Villa-6)**				
	Ground floor	109.72		109.72	1
	First Floor	90.84		90.84	
	Terrace Floor	-	11.51	11.51	
	Sub Total	200.56	11.51	212.07	
8	**Block-3 (Villa-7)**				
	Ground floor	109.72		109.72	1
	First Floor	90.84		90.84	

	Terrace Floor	-	11.51	11.51	
	Sub Total	200.56	11.51	212.07	
9	**Block-3 (Villa-9)**				
	Ground floor	109.72		109.72	1
	First Floor	90.84		90.84	
	Terrace Floor	-	11.51	11.51	
	Sub Total	200.56	11.51	212.07	
10	**Block-2 (Villa-10)**				
	Ground floor	139.69		139.69	1
	First Floor	126.59		126.59	
	Terrace Floor	-	12.50	12.50	
	Sub Total	266.28	12.50	278.78	
11	**Block-4 (Villa-11)**				
	Ground floor	135.72		135.72	1
	First Floor	131.42		131.42	
	Terrace Floor	-	12.50	12.50	
	Sub Total	267.14	12.50	279.64	
12	**Block-5 (Villa-12)**				
	Ground floor	109.72		109.72	1
	First Floor	102.99		102.99	
	Terrace Floor	-	15.36	15.36	
	Sub Total	212.71	15.36	228.07	
13	**Block-5 (Villa-14)**				
	Ground floor	109.72		109.72	1
	First Floor	102.99		102.99	
	Terrace Floor	-	15.36	15.36	
	Sub Total	212.71	15.36	228.07	
14	**Block-5 (Villa-15)**				
	Ground floor	109.72		109.72	1
	First Floor	102.99		102.99	
	Terrace Floor	-	15.36	15.36	

	Sub Total	212.71	15.36	228.07	
15	**Block-5 (Villa-16)**				
	Ground floor	109.72		109.72	1
	First Floor	102.99		102.99	
	Terrace Floor	-	15.36	15.36	
	Sub Total	212.71	15.36	228.07	
16	**Block-5 (Villa-18)**				
	Ground floor	109.72		109.72	1
	First Floor	102.99		102.99	
	Terrace Floor	-	15.36	15.36	
	Sub Total	212.71	15.36	228.07	
17	**Block-5 (Villa-19)**				
	Ground floor	109.72		109.72	1
	First Floor	102.99		102.99	
	Terrace Floor	-	15.36	15.36	
	Sub Total	212.71	15.36	228.07	
18	**Block-6 (Villa-20)**				
	Ground floor	146.47		146.47	1
	First Floor	131.24		131.24	
	Terrace Floor	-	14.83	14.83	
	Sub Total	277.71	14.83	292.54	
19	**Block-7 (Row House -1)**				
	Ground floor	943.96		943.96	9
	First Floor	837.04		837.04	
	Terrace Floor	-	135.31	135.31	
	Sub Total	1781.00	135.31	1916.31	
20	**Block-8 (Row House -2)**				
	Ground floor	670.88		670.88	7
	First Floor	670.88		670.88	
	Terrace Floor	-	110.25	110.25	
	Sub Total	1341.76	110.25	1452.01	
21	**Block-9 (Villa-39)**				

	Ground floor	125.76		125.76	1
	First Floor	115.22		115.22	
	Terrace Floor	-	13.29	13.29	
	Sub Total	240.98	13.29	254.27	
22	**Block-10 (Villa-40)**				
	Ground floor	150.74		150.74	1
	First Floor	129.82		129.82	
	Terrace Floor	-	14.63	14.63	
	Sub Total	280.56	14.63	295.19	
23	**Block-11 (Villa-41)**				
	Ground floor	109.72		109.72	1
	First Floor	90.83		90.83	
	Terrace Floor	-	11.51	11.51	
	Sub Total	200.55	11.51	212.06	
24	**Block-11 (Villa-42)**				
	Ground floor	109.72		109.72	1
	First Floor	90.83		90.83	
	Terrace Floor	-	11.51	11.51	
	Sub Total	200.55	11.51	212.06	
25	**Block-2 (Villa-43)**				
	Ground floor	139.69		139.69	1
	First Floor	126.59		126.59	
	Terrace Floor	-	12.50	12.50	
	Sub Total	266.28	12.50	278.78	
26	**Block-2 (Villa-45)**				
	Ground floor	139.69		139.69	1
	First Floor	126.59		126.59	
	Terrace Floor	-	12.50	12.50	
	Sub Total	266.28	12.50	278.78	
27	**Block-12 (Amenities Block)**				
	Ground floor	224.03		224.03	
	First Floor	224.03		224.03	

	Second Floor	197.38		197.38	
	Terrace Floor	-	28.55	28.55	
	Sub Total	645.44	28.55	673.99	
28	**Block-13 (Watchman Room)**				
	Ground floor	16.36		16.36	
	Total	**17346.51**	**2626.32**	**19972.83**	**104 Units**

Total FSI Area : 17346.51sq.m

Planning permission is issued with the following Special Conditions and General Conditions

Special Conditions:

1. The OSR (earmarked as 1 to 5)1650.63Sqm and approach road for OSR 610.50sqm (earmarked as a to e) shown in the site plan handed over to local body Through Gift deed No:6885/2025 dated :08.04.2025
2. Conditions stipulated in the NOC cited in the reference 13th issued by, Superintending Engineer, Coimbatore, Tamil Nadu Transmission Corporation Limited is to be followed scrupulously.
3. Patta channel and foot path as per FMB are to be rerouted at the western side site boundary without changing the entry and exit points and natural ground slope of channel
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 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.
9. 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.

10. 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.

11. 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.
12. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
13. 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.
14. 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.
15. 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

16. 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.

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) 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 details at the place of construction

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

11) If any court case would be pending with reference to this proposal, the Planning Permission 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 special Officer/Block Development officer ,
Keeranatham Panchayat ,
Sarkarsamakulam panchayat union ,
Annur Taluk,
Coimbatore District ,

Copy To:

1. M/ s Infinium Developers LLP Power Agent,
M /s Lakshmi Machine Works Limited Owner,
Door No 1733/1 Second Floor,
Trichy Road Ramanathapuram,
Coimbatore- 641045

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:2025.04.12 14:20:37



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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