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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC),
COIMBATORE LOCAL PLANNING AUTHORITY,
ATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
PRESENT: THIRU. G.PURUSHOTHAMAN, B.E., M.Plan.,
JOINT DIRECTOR (FAC),
SWP Building Plan Application – Planning Permission

No: SWP/BPA/841208/ 2026 **Date:13.05.2026**

Subject : **Revised Residential Building (Affordable Housing)** – Coimbatore District / Coimbatore Local Planning Authority – Coimbatore North Taluk – Coimbatore corporation – Vellakinar village – S.F. Nos: 307/1B, 307/1C3,309/2A,309/2B,309/2C,309/2D1,309/3A,309/3B and 309/3C for an extent of site area 2911.30sq.m - Proposed Construction of Revised Residential Building for a FSI area 7545.58 sq.m –Revised Technical Concurrence issued from the Director, DTCP, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference :

1. Director of Town and Country Planning, Chennai Proceeding (Revised Technical concurrence) Letter, Online application no. SWP/BPA/841208/2026, Dated:11.05.2026 (BP/DTCP No: 380/2026)
2. Applicant. **M/s. TNCD LLP** Online Application Reference No. SWP / BPA /841208/2026 Received Dated:30.04.2026
3. Deputy Director / Joint Director (FAC),Coimbatore District Town and Country Planning Office, Inspection Report of Online Application No. SWP/BPA/841208/2026 Dated:04.05.2026
4. Director of Town and Country Planning, Chennai Technical Concurrence Proceeding, SWP/BPA/711030/2025, Dated: 23.02.2026.
5. Deputy Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Planning Permission, SWP/BPA/711030/2025, Dated: 27.02.2026.
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. Directorate of Town and Country Planning, Chennai, Circular Letter Roc No.7486/2009/BA2, Dated: 16.04.2009.
13. Directorate of Town and Country Planning, Chennai, Circular Letter Roc No. 21075/2009/BA1, Dated:27.06.2012
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
15. Directorate of Town and Country Planning, Chennai, Circular Letter Roc No.14227/2017/TCP, Dated: 14.12.2017.
16. Directorate of Town and Country Planning, Chennai, Circular Letter Roc No.4367/2019/BA2, Dated:05.02.2020.
17. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.
18. Demand payment Request in online , Dated:12.05.2026
19. Applicant **M/s.TNCD LLP** Online Application Reference No. SWP/BPA/841208/ 2026, Demand remittance letter Dated.13.05.2026

ORDER

With reference to the 2nd cited letter, the applicant **M/s.TNCD LLP., its Designated Partner Tmt.Sanjana Vijayakumar** has requested for the approval of Revised Residential Building Proposal . Further, with reference to the 4th cited proceedings of the Directorate of Town and Country Planning Office, technical concurrence has been issued and the boundary of the site has been marked as “A to D” and assigned B.P./DTCP No.136/2026 in respect of the property situated at Coimbatore District, Coimbatore North Taluk, Coimbatore Corporation, Vellakinar Village, comprised in S.F. Nos. 307/1B, 309/2A, 309/2B, 309/2C, 309/2D1, 309/3A, 309/3B and 309/3C. Planning permission has already been issued vide the 5th cited reference under Planning Permission No.179/2026 by the Deputy Director / Joint Director (FAC), Coimbatore District Town and Country Planning Office.

An additional site in S.F. No. 307/1C3 at Vellakinar Village, Coimbatore Corporation, Coimbatore North Taluk, Coimbatore District, has been added to the already approved site.

The applicant request has been accepted and the revised boundary of the site has been marked as **"A to H".** The Revised Technical Clearance was issued by Director of town and country planning for building and drawing, numbered as **B.P/DTCP: 380/2026** in reference no. 01.

The planning permission has been issued Under section 49 of Town and country Act, 1971 with below conditions for the above proposal and numbered as **Planning Permission No: 379/2026**. The Planning Permission Period for **8 Years** from the date of e-sign, is accorded with the following.

The area statement for the Proposed residential building is as below

Total area of the site: 2911.30 Sq.m.

Building details: Residential Building (Affordable Housing) Area details

Description	FSI Area in Sq.m.	Non-FSI Area in Sq.m.	Deduction (OTS)	Total Build up Area (Sq.m.)	Number of Dwelling Units
Stilt floor	58.38	1747.85	-	1806.23	-
First Floor	1522.24	-	91.08	1522.24	20
Second Floor	1491.24	-	91.08	1491.24	20
Third Floor	1491.24	-	91.08	1491.24	20
Fourth Floor	1491.24	-	91.08	1491.24	20
Fifth Floor	1491.24	-	91.08	1491.24	20
Terrace Floor (Head Room)	-	50.40	-	50.40	-
Watchman Room	-	6.25	-	6.25	-
Total Area	**7545.58**	**1804.50**	**455.40**	**9350.08**	**100 dwelling units**

FSI Area - 7545.58sqm.

FSI - 2.591 (2.60 Premium FSI)

Total Number of Dwellings - 100 Nos.

10% LIG/EWS Area Required - 754.558 sqm.

LIG/EWS Area Provide - 799.15 sqm

10% of the dwelling area is less than 60 sqm, therefore, Shelter Fund fees are not applicable.

The Planning Permission issued with the following Special and General Conditions: -

Special Conditions

1. OSR fees Rs.58,79,371.00/- has been paid by the applicant on 25.02.2026 as per Director's special condition
2. As per GO cited in the reference 17th , For residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built- up area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two-wheeler parking space.
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. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.
8. 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.
9. 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.

General Conditions

1. Solar water heating system to be provided to the Proposed residential 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 approveddrawing.
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 andnecessary 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 Register engineer 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. **Fees paid Details for Revised Residential Building (Affordable Housing)**

Sl. No	Description	Previous Approval (PP No:179/2026) Amount paid	Date	Revised Approval Amount Paid	Date
1.	Scrutiny fees	Rs. 22,969/-	24.11.2025	Rs.13667/-	30.04.2026
2.	Display Board Charges	Rs.1,500/-	26.02.2026	Rs.1,500/-	12.05.2026
3.	CC Charges	Rs. 1,00,688/-	26.02.2026	---	---
4.	Security Deposit Charges	Rs.10,75,305/-	26.02.2026	---	---
5.	Development Charge for Building	Rs. 1,87,100/-	26.02.2026	---	---
6.	Development Charge for for Land	Rs. 11,648/-	26.02.2026	Rs.56/-	12.05.2026
7.	Centage Charge for Land	Rs.300/-	26.02.2026	Rs.300/-	12.05.2026
8.	Centage Charge for Building	Rs.11,000/-	26.02.2026	Rs.11000/-	12.05.2026
9.	Infrastructure and Amenities Charges	Rs. 21,50,610/-	26.02.2026	---	---
10.	Open space reservation charges	Rs.58,79,371/-	25.02.2026	---	---
11.	Shelter Charges	Not Applicable -10% of the dwelling area is less than 60 sq.m,			
12.	Premium FSI Charges	Not Applicable – (Affordable Housing)			

Encl: Building Plan Map with E-sign

Member Secretary /Joint Director (FAC),
Coimbatore local Planning Authority,
District Town and Country PlanningOffice,
Coimbatore District.

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore.

Copy to

1. M/s.TNCD LLP.,its Designated Partner
   Tmt.SanjanaVijayakumar
   T.S.No.114/2 TNCD Square Kamaraj Road
   Uppilipalayam Post, Coimbatore South- 641015

2. The Chair Person,
   No:133,G-Block,I Avenue,
   Anna nagaer (East),
   Chennai - 600 102..

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

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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.