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

**'EEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (FAC)**

**MBATORE 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/500350/2025**

Sir,

**Subject:** Affordable Housing - District Town and Country Planning Office - Coimbatore Local Planning Authority - Coimbatore District – Coimbatore South Taluk – Singanallur Village – Old S.F. No.230/2pt – Ward No. AI(35) – Block No.82 – T.S. NO.58/4 - extent of 860.00 Sqm – Proposed Construction of Stilt + 5 Floors of Affordable Housing Residential Apartment Building (23 Dwelling units) with an FSI Area 2201.59 Sqm – Planning Permission Issued – forwarded for further action – Reg.

Reference:

1. Applicant Mr. SURESH NATARAJAN (POA) of BHAVANI MUPPALMANI, Coimbatore, Online application No. **SWP/BPA/500350/2025**, Dated: 12.04.2025.
2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
8. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
9. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
10. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.

11. Demand payment Request Letter, Dated: 02.06.2025.
12. Applicant Mr. SURESH NATARAJAN (POA) of BHAVANI MUPPALMANI, Coimbatore, demand remittance letter, dated: 04.06.2025.

Fees Details

| | | | | |
|---|---|---|---|---|
| 1. | Centage Charge for Building | - Rs. | 2,300.00/- | 04.06.2025 |
| 2. | Centage for Land | - Rs. | 300.00/- | 04.06.2025 |
| 3. | Development Charge for Building | - Rs. | 44,800.00/- | 04.06.2025 |
| 4. | Development Charge for Land | - Rs. | 3,520.00/- | 04.06.2025 |
| 5. | Infrastructure and Amenities Charges | - Rs. | 6,29,850.00/- | 04.06.2025 |
| 6. | Security Deposit | - Rs. | 3,14,925.00/- | 04.06.2025 |
| 7. | Display Board Charges | - Rs. | 1,500.00/- | 04.06.2025 |
| 8. | CC Charges | - Rs. | 11,194.00/- | 04.06.2025 |
| 9. | Shelter Charges | - Not Applicable | | |
| 10. | Premium FSI Charges | - Not Applicable | | |
| 11. | OSR Charges | - Rs. | 9,25,790.00/- | 31.05.2025 |
| 12. | Scrutiny Fees | - | Rs. 5,815.00/- | 12.04.2025 |

**ORDER**

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Apartment Building in Coimbatore District, Coimbatore South Taluk, Singanallur Village, Old S.F. No.230/2pt, Ward No. AI(35), Block No.82, T.S. NO.58/4 with an extent of 860.00 Sqm. This site has been marked as **"A to D"** Site **Approval L.P./CLPA No. 273/2025**. The Proposed Construction of Stilt + 5 floors of Affordable Housing Residential Apartment Building (23 Dwelling units) of FSI Area 860.00 Sq.m with **Building Planning Permission No. 329/2025.** And **Duration** from **05.06.2025 to 04.06.2033 (8 Years)**. Planning Permission has been issued with the following common and special conditions.

Area of Site - 860.00 Sqm

**Proposed Building Area details:**

| Building Area Details | FSI (Sqm) | Non-FSI (Sqm) | Total Built-up Area (Sqm) |
|---|---|---|---|
| Stilt Floor | 28.81 | 438.14 | 466.95 |
| First Floor (F1, F2, F3, F4, F5) | 466.95 | - | 466.95 |
| Second Floor (S1, S2, S3, S4, S5) | 466.95 | - | 466.95 |
| Third Floor (T1, T2, T3, T4, T5) | 466.95 | - | 466.95 |
| Fourth Floor (Q1, Q2, Q3, Q4, Q5) | 466.95 | - | 466.95 |
| Fifth Floor (R2, R3, R4) | 304.98 | - | 304.98 |
| Terrace Floor | - | 32.10 | 32.10 |
| **Total** | **2201.59** | **470.24** | **2671.83** |

FSI = 2.46 > 2.00 (Affordable Housing – Premium FSI not applicable)
Building Height = 18.30 m
No. of Dwelling units – 23

**Special Conditions**

- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- 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.
- Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
- Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for 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. 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 Kuruchi New Town development 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.

5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

7. 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.

8. 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.

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

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

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

12. 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.

13. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

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

15. 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.

16. 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.

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

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

To:

The Commissioner,
Coimbatore Corporation,
Coimbatore District.

Copy to:

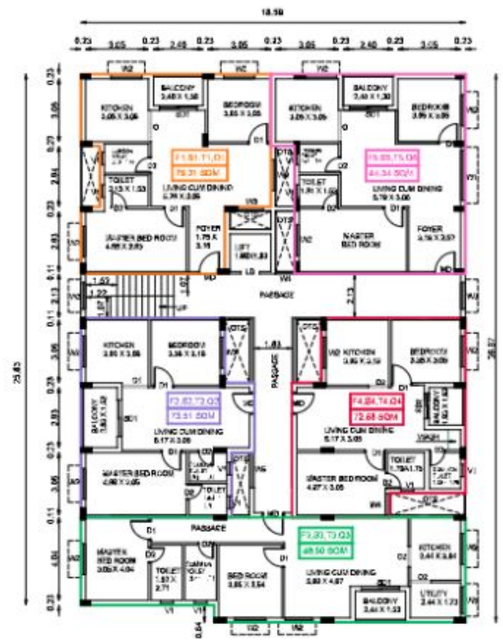
1. Mr. SURESH NATARAJAN (POA) of BHAVANI MUPPALMANI,
Plot no: 3G, Pearl Block,
Green Paradise Apartment,
6th Cross Street, Rajiv gandhi Nagar,
164, Sowripalayam,
Coimbatore – 641 028
Mobile Number: 7502155000
Email Id: harini@propdoc.in

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore.

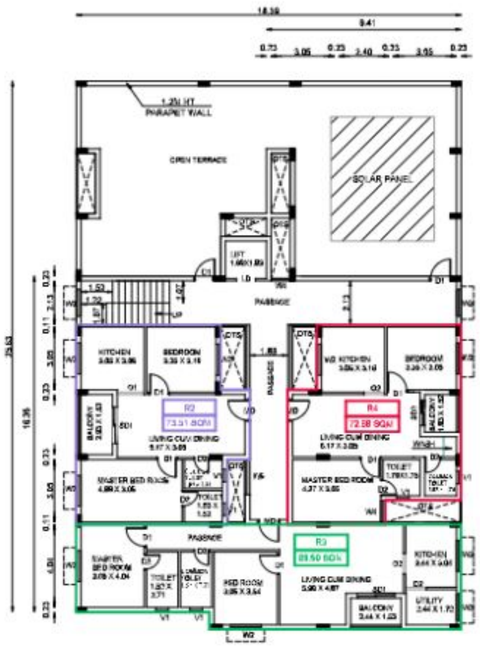
Signature valid

*Signed by: Joint Director*
*Location:Coimbatore*
*Date:2025.06.05 12:17:16*

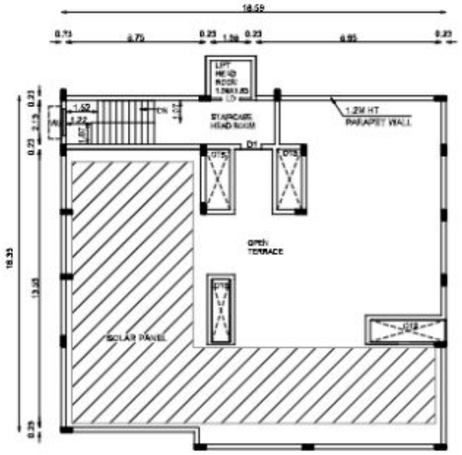
RESIDENTIAL BUILDING (APARTMENT WITH 23 DWELLINGS)



TYPICAL FIRST FLOOR TO FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



TERRACE FLOOR PLAN

Applicant Name : Suresh Natarajan-POA OF Bhavani Muppalmani
Online Building Application No : SWP/ BPA / 500350 / 2025
Site Approval L.P./CLPA No : 273 / 2025
Planning Permission No : 329 / 2025

PLAN SHOWING THE PROPOSED CONSTRUCTION OF AFFORDABLE HOUSING UNIT IN WARD : AI(35)-SINGANALLUR,BLOCK NO : 82, T.S NO: 58/4, (OLD SF No: 230/2Pt), AT COIMBATORE SOUTH TALUK, COIMBATORE DISTRICT.

SINGANALLUR DD PLAN - 36.

Scale 1:100

ALL DIMENSIONS ARE IN METERS

N

LAND AREA STATEMENT

| | | |
|---|---|---|
| AREA OF SITE AS PER TSLR | - | 860.00 SQM |
| AREA OF SITE AS PER DOCUMENT | - | 860.00 SQM |
| Land Use As Per Masterplan | - | Residential |
| Land Use As Per D.Dplan | - | Residential |

HEIGHT OF THE BUILDING = 18.30M

BUILDING AREA STATEMENT

| S.NO | AREA DETAILS | FSI AREA IN SQM | NON FSI AREA IN SQM | TOTAL BUILTUP AREA IN SQM |
|---|---|---|---|---|
| | RESIDENTIAL BUILDING - APARTMENT WITH 23 DWELLINGS | | | |
| 1. | STILT FLOOR | 28.81 | 438.14 | 466.95 |
| 2. | FIRST FLOOR ( F1, F2, F3, F4 & F5 ) | 466.95 | - | 466.95 |
| 3. | SECOND FLOOR (S1, S2, S3, S4 & S5) | 466.95 | - | 466.95 |
| 4. | THIRD FLOOR (T1, T2, T3, T4 & T5) | 466.95 | - | 466.95 |
| 5. | FOURTH FLOOR(Q1, Q2, Q3, Q4 & Q5) | 466.95 | - | 466.95 |
| 6. | FIFTH FLOOR (R2, R3 & R4) | 304.98 | - | 304.98 |
| 7. | TERRACE FLOOR | - | 32.10 | 32.10 |
| | GRAND TOTAL | 2201.59 | 470.24 | 2671.83 |

TOTAL FSI = $\frac{2201.59}{860.00}$ = 2.56

Premium FSI charges not applicable for affordable housing project

Parking Details:

Apartment - 23 Dwelling Units

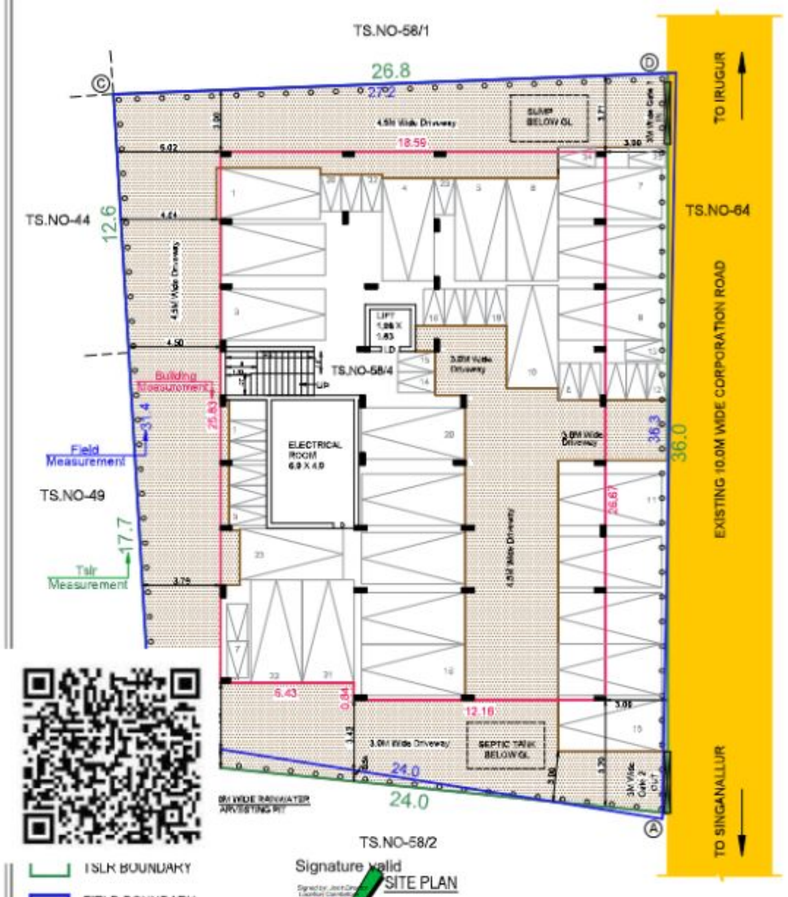
| Unit No | Floor | Area In Sqm | No. of Cars Required | No. of Cars Provided | No. of T.W Required | No. of T.W Provided |
|---|---|---|---|---|---|---|
| F1 - Q1 | 1 to 4 | 79.31 X 4=317.24 | 21 Nos | 23 Nos | 11 Nos | 25 Nos |
| F2 - R2 | 1 to 5 | 73.51 X 5 =367.55 | | | | |
| F3 - R3 | 1 to 5 | 89.50 X 5 =447.50 | | | | |
| F4 - R4 | 1 to 5 | 72.88 X 5 =363.40 | | | | |
| F5 - Q5 | 1 to 4 | 84.34 X 4 =337.36 | | | | |

JOINERY DETAILS :

| INDEX | DESCRIPTION | SIZE IN M | INDEX | DESCRIPTION | SIZE IN M |
|---|---|---|---|---|---|
| MD | Main Door | 1.07 x 2.13 | O1 | Opening | 1.30 x 2.13 |
| D1 | Door | 0.99 x 2.13 | O2 | Opening | 1.00 x 2.13 |
| D2 | Door | 0.76 x 2.13 | W1 | Window | 2.44 x 1.40 |
| LD | Lift Door | 0.91 x 2.13 | W2 | Window | 1.50 x 1.40 |
| SD1 | Sliding Door | 1.83 x 2.13 | W3 | Window | 1.30 x 1.40 |
| SD2 | Sliding Door | 1.22 x 2.13 | W4 | Window | 1.00 x 1.40 |
| O | Opening | 1.53 x 2.13 | W5 | Window | 1.70 x 1.40 |
| | | | V | Ventilator | 0.60 x 0.60 |

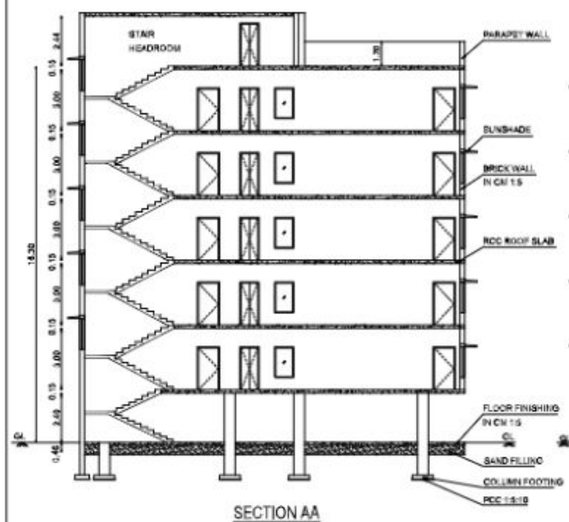
REFERENCE:

- TSLR BOUNDARY -
- FIELD BOUNDARY -
- EXISTING ROAD -
- PROPOSED DRIVEWAY -
- PROPOSED BUILDING FOR APPROVAL -




SITE PLAN

Signature valid




SECTION AA



ELEVATION ON EAST SIDE

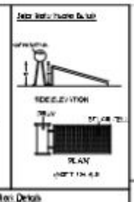
Notes

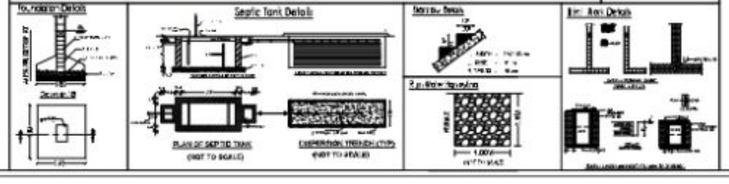
As Per GO (MS) 16, Dated 31.01.2020

(a) in sub-rule (24), for clause (e), the following clause shall be substituted, namely:-

"(a) Development for affordable housing projects with size of dwelling unit not exceeding 60 sq.m in carpet area within Greater Chennai Corporation Area and dwelling unit with size not exceeding 90 sq.m in carpet area in the rest of State shall be regulated according to provisions stipulated above.";

(b) Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI area for affordable housing projects.






Er. S.ARUL, B.E.,M.Sc.,MBA
DTCP Registered Engineer, Grade-II
Reg.No: TVM/RE Gr-II-02-2023
No: 56B/13B, Iyyankulam Street
THIRUVANNAMALAI - 606601

Registered Engineer

Er. HARINI. P.S. ME.(Str)., MBA (HR)
Reg. No. Coimbatore LPA / CE / 005 / 2023
PRIME PROPDOC CONSULTANTS PVT LTD
No 29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373374555,
E - mail: harini@propdoc.in

Construction Engineer

Applicant

Er. HARINI. P.S. ME.(Str)., MBA (HR)
Reg. No. Coimbatore LPA / SE / GR-II / 004 / 2023
PRIME PROPDOC CONSULTANTS PVT LTD
No 29, Palani Illam, Sundaram Brothers Layout,
Ramanathapuram, Coimbatore - 641 045.
Ph : 7373374555
E - mail: harini.propdoc@gmail.com

Structural Engineer

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.