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PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)

COIMBATORE LOCAL PLANNING AUTHORITY

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Mrs.V.B.PAVITHRA, B.Arch., M.U.R.P.,

Online Building Plan Application - Planning permission
Application Number - SWP/BPA/849542/2026

NHRB – Residential Apartment Building – District Town and Country Planning – Coimbatore District - Coimbatore Local Planning Area – Coimbatore City Municipal Corporation, Coimbatore South Taluk, Upplipalayam Village, Ward No : AF (32), Block No: 18, T.S.No. 14/3 (Old S.F.No.58/1) with a Total site extent of 3035.00Sqm (As per Document) – Proposal of Residential Apartment Building Total FSI Area of 8017.47 Sqm – 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. Sanbrix LLP Represented by Its General Manager Mr.M. Subramaniam (Power Agent) and Five Others**, Online Application Reference No. SWP / BPA /849542 / 2026, Received Dated: 14.05.2026, 09.07.2026 & 29.07.2026
2. Assistant Director/ Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No: SWP/BPA/849542/2026, Dated:21.05.2026
3. Director of Town and country Planning, Chennai Online Application No. SWP/BPA/849542/2026, Dated:11.08.2026. (Technical concurrence issued vide No. **B.P/DTCP No: 547/ 2026)**
4. G.O(Ms)No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O(Ms)No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O(Ms)No.01, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O(Ms)No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O(Ms) No. 16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O(Ms)No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020

14. G.O.(Ms) No : 95, Housing and Urban Development [UD4(1)] (Department, Dated: 04.08.2023
15. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.
16. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)),dated 08.10.2025.
17. Airports Authority of India No Objection Certificate Letter. COIM/SOUTH/B/ 051226/2693055, Date:29.06.2026 (Valid upto 28.06.20234).
18. OSR & Demand payment Request Letter, Dated: 11.08.2026 & 17.08.2026.
19. Applicant **M/s. Sanbrix LLP Represented by Its General Manager Mr.M. Subramaniam (Power Agent) and Five Others**, OSR & demand remittance letter dated: 12.08.2026 & 20.08.2026.

Fees Details

Scrutiny Fees	- Rs. 24158.00	Date.14.05.2026.
OSR Charges -	-Rs. 55,17,630.00	E-challan No. 20260812092871, Dt.12.08.26
Centage Charge for Building	-Rs. 9,000.00	E Challan no. 20260820036968
Centage for Land	-Rs. 600.00	
Infrastructure and Amenities Charges	-Rs. 22,88,550.00	
Premium FSI Charges	-Rs. 1,76,14,867.00	Date.20.08.2026.
Development Charge for Building	-Rs. 1,99,800.00	Online receipt no. 20260820849542 Date.20.08.2026.
Development Charge for Land	-Rs. 12,200.00	
Security Deposit	-Rs. 11,14,427.00	
Display Board Charges	-Rs. 1500.00	
CC Charges	-Rs. 1,07,523.00	
Shelter Charges	- Rs. 10,00,920.00	E-Challan date:20.08.2026 No. 20260820036215

ORDER

With reference to the 1st cited letter, the applicant **M/s. Sanbrix LLP Represented by Its General Manager Mr.M. Subramaniam Power Agent and Five Others,** has requested for the approval Proposed Residential Apartment Building in Local Planning Area, Coimbatore District, Coimbatore City Municipal Corporation, Coimbatore South Taluk, Upplipalayam Village, Ward No : AF (32), Block No: 18, T.S.No. 14/3 (Old S.F.No.58/1) with a Total site extent of 3035.00Sqm (As per Document) – Proposal of Residential Apartment Building Total FSI Area of 8017.47Sqm.

The Member Secretary/Joint Director (FAC), Coimbatore LPA, District Town and Country Planning Office, Coimbatore has recommended the proposal with a site inspection remarks.

Based on Member Secretary/Joint Director (FAC), Coimbatore LPA recommendation the applicant request has been accepted and the boundary of the site has been marked as **"A to I".**

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: 547/2026.** This Office **Planning Permission No: 643/2026** and valid for a duration of 8 Years from the date of e-sign.

Building details : **Proposed Residential Apartment Building Area details in Sqm**

Total Area of the Site – 3035.0 Sqm

SI.No	Floor details	FSI Area (SQM)	Non-FSI Area (SQM)	Total Area (SQM)	Number of dwellings
1.	Stilt Floor	19.19	1833.11	1852.30	Parking, Telecom Room
2.	First Floor	1600.80	1.08	1601.88	10 dwellings + Gym + Multi purpose hall
3.	Second Floor	1599.37	1.08	1600.45	12 dwellings
4.	Third Floor	1599.37	1.08	1600.45	12 dwellings
5.	Fourth Floor	1599.37	1.08	1600.45	12 dwellings
6.	Fifth Floor	1599.37	1.08	1600.45	12 dwellings
7.	Terrace Floor	---	119.50	119.50	Head room
	Total Area	**8017.47**	**1958.01**	**9975.48**	**58 dwellings + Gym + Multi purpose hall**

Total FSI Area = **8017.47** sqm Normally

Permissible FSI : **2.641 (0.641 - Premium FSI)**

Total Number of Dwellings - **58 Dwelling Units**

Planning Permission has been issued with the following common and special conditions.

Compliance Conditions

1. As per reference 13th cited circular and 14th cited Government order, as per Government guideline value, OSR Fees paid by the applicant through online.

2. The Applicant has submitted the Structural Design Basis Report in Form 1 of Annexure - XIV, as prescribed under TNCDBR-2019 received.

3. As per Government guideline value, Premium FSI charges paid by the applicant through online.

Special Conditions

1. Conditions stipulated in the Noc cited in the reference 17th issued by AAI is to be followed scrupulously.

2. As per GO cited in the reference 17, For residential buildings except buildings up to14m 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. In buildings where the number of dwelling units exceeds 50, car and two wheeler parking space earmarked for visitors shall be provided with fast charging points

3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

4. 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.

5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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 Concurrence 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.
10. 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.
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. 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 WaterSupply, 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.

E-signed
Member secretary / Joint Director(FAC)
Coimbatore Local Planning Authority,
District Town and Country planning Office,
Coimbatore District

To,:

The Commissioner,
Coimbatore City Municipal Corporation,
Big Bazaar Road,
Coimbatore - 641001

Copy to:

M/s. Sanbrix LLP Represented by Its General Manager
Mr.M. Subramaniam (Power Agent) and Five Others,
Sanbrix Square, Door No.70, East Power House Road,
11th Street, Tatabad, Coimbatore-641012
Contact No : 9047999955
Email Id : info@sanbrix.com

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2026.08.24 15:23:44

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

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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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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.