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DIGITALLY VERIFIED RECORD

**DIRECTORATE OF TOWN AND COUNTRY PLANNING**

**Online Building Plan Application – Technical Concurrence**

Application Number: SWP/BPA/0740139/2025

Sir/Madam,

Subject : HRB – Residential Building – DTCP – Chennai –107 – Coimbatore District / LPA / Corporation, Perur Taluk, Veerakeralam Village, S.F.Nos:267/1B1A2 and 267/1B1B with a total site extent of 5378.00Sqm (As per Patta) - Total FSI area – 18642.69Sq.m - Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. M/s.Sree Daksha Property Developers India Private Limited, Represented by its Director Mr.R.Ramanarayanan, Online Application Reference No. SWP/BPA/0740139/2025, Dated: 30.12.2025.
2. 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/0740139/2025, Dated: 20.01.2026.
3. HRB Meeting held on 19.02.2026, (Subject No.2)
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O.(Ms)No.171, Housing and Urban Development Department, (UD4(1)), dated 30.10.2025.
11. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
13. G.O.(Ms).No.95, Housing and Urban Development, UD4(1) Department, Dated: 04.08.2023.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

Sree Daksha Property Developers India Pvt. Ltd.,

Director

16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/SplCell, Dated: 14.12.2017.
17. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP NOC No:24/2026, Dated:22.01.2026 (Token No: 359053)
18. Airport Authority in NOC ID No. COIM / SOUTH / B / 012126 / 2376862, Dated 28.01.2026.
19. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 17.02.2026.

**Order**

With reference to the 1st Cited letter, the applicant M/s.Sree Daksha Property Developers India Private Private Limited, Represented by its Director Mr.R.Ramanarayanan has requested for the approval of proposed construction of High Rise Residential Building in Coimbatore District / LPA / Corporation / Perur Taluk, Veerakeralam Village, S.F.Nos.267/1B1A2 and 267/1B1B with a total site extent of 5378.00Sqm (As per Patta) and total FSI area of 18642.69Sqm.

The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 19.02.2026. The subject was discussed and suggestions of High Rise Building panel were obtained.

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

Based on the Assistant Director / Joint Director/ Member Secretary, recommendation and High Rise Building Panel recommendation the applicant request has been accepted.

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: 157 / 2026.**

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

Total Area of the Site – 5378.00Sq.m(As per Patta)

Sree Daksha Property Developers India Pvt. Ltd.,

Director

**High Rise Residential Building Area details in Sqm**

| Building Details | FSI area in Sq.m | Non FSI area in Sq.m | Total Build up area in Sq.m | No of Dwelling Units |
|---|---|---|---|---|
| **Block-A** | | | | |
| Basement Floor -1 | -- | 3407.75 | 3407.75 | Parking |
| Stilt Floor | 64.28 | 1860.92 | 1925.20 | Parking, Meter Room 1 & 2, Drivers Toilets |
| First Floor | 1772.25 | - | 1772.25 | 9 |
| Second Floor | 1772.25 | - | 1772.25 | 9 |
| Third Floor | 1772.25 | - | 1772.25 | 9 |
| Fourth Floor | 1772.25 | - | 1772.25 | 9 |
| Fifth Floor | 1772.25 | - | 1772.25 | 9 |
| Sixth Floor | 1772.25 | - | 1772.25 | 9 |
| Seventh Floor | 1772.25 | - | 1772.25 | 9 |
| Eight Floor | 1772.25 | - | 1772.25 | 9 |
| Ninth Floor | 1772.25 | - | 1772.25 | 9 |
| Tenth Floor | 1772.25 | - | 1772.25 | 9 |
| Terrace Floor | 327.12 | 69.72 | 396.84 | |
| **Block – A Total** | **18113.90** | **5338.39** | **23452.29** | **90 Dwelling** |
| **Block- B - Amenities** | | | | |
| Ground Floor | 369.35 | -- | 369.35 | - |
| First Floor | 159.44 | -- | 159.44 | - |
| Terrace Floor | -- | 24.93 | 24.93 | - |
| **Block-B Total** | **528.79** | **24.93** | **553.72** | **-** |
| **Guard Room** | | | | |
| Ground Floor | -- | 6.25 | 6.25 | - |
| **Block A, B & Guard Room** | **18642.69** | **5369.57** | **24012.26** | **90 Dwelling** |

**Total FSI Area – 18642.69Sq.m**

**Normally Permissible FSI: 2.5**

**FSI Achieved : 3.485**

**Premium FSI : 0.985**

The Technical Concurrence issued with the following Special and General Conditions: -

**Special Conditions**

1. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.

Sree Daksha Property Developers India Pvt. Ltd.,

Director

2. As per reference 12th cited circular and 13th cited Government order, Open space reservation charges is to be collected from applicant before issue of planning permission from the District Town and Country Planning Office, Coimbatore.

3. Eligibility for the payment of OSR Charges is to be ensured and OSR Charges is to be collected from the applicant before issue of Planning Permission from the District Town and Country Planning Office, Coimbatore.

4. The applicant has to pay Shelter charges and Premium FSI charges before issue of Planning Permission from the District Town and Country Planning Office, Coimbatore.

5. Conditions stipulated in the NOC cited in the reference 17th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

6. Conditions stipulated in the NOC cited in the reference 18th issued by Airport Authority of India is to be followed scrupulously.

7. Necessary Environmental Clearance is to be obtained before issue of building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.

8. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 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.

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

10. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

11. 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.

12. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.

13. 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.

Sree Daksha Property Developers India Pvt. Ltd.,

Director

14. 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.

15. 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 High Rise 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 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. As per GO No.341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

9. Fly Ash bricks and Materials must be used for construction.

10. 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 including quality Auditor details at the place of construction.

11. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

**To**
The Assistant Director /
Member Secretary,
Coimbatore Local Planning Authority,
District Town and Country planning office,
Coimbatore District.

Director of Town and Country Planning

Signature valid
Signed by: Director
Location:null
Date:2026.02.27 16:41:12

Sree Daksha Property Developers India Pvt. Ltd.,

Director

PROCEEDINGSOF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Thiru.G.Purushothaman, B.E., M.Plan.,
SWP Building Plan Application - Planning Permission
Application No: SWP/BPA/740139/2025 Date: 12.05.2026

HRB - Residential Apartment Building - District Town and Country planning Office - Coimbatore District/Corporation/Local Planning Authority - Perur Taluk-Veerakeralam Village - S.F.No. 267/1B1A2 and 267/1B1B - site extent: 5377.82sq.m (as per Document) - Proposed Construction of High Rise Residential Apartment Building - FSI Area 18642.69 Sqm - Technical Concurrence issued from Director, DTCP, Chennai - Planning Permission Issued - forwarded for further action – Reg

Reference:

1. Applicant M/s. Sree Daksha Property Developers (India) Private Limited, Coimbatore Online Application Reference No. SWP/BPA/740139/2025, dated:30.12.2025.
2. Director, Directorate of town and Country Planning, Chennai Technical Concurrence Letter Received on dated: 27.02.2026 (BP/DTCP No.157/2026)
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
12. G.O.(Ms). No.171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025.
13. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
14. Demand payment Request Letter, Dated:13.03.2026

Sree Daksha Property Developers India Pvt. Ltd.,

Director

15. Applicant M/s. Sree Daksha Property Developers (India) Private Limited, Coimbatore demand remittance letter dated: 08.05.2026
16. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP NOC No:24/2026, Dated:22.01.2026 (Token No: 359053)
17. Airport Authority Height Clearance Assessment, NOC ID No. COIM / SOUTH / B / 012126 / 2376862, Dated 28.01.2026.
18. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 17.02.2026
19. The Assistant Commissioner, West Zone, Coimbatore Corporation Letter Roc. No.11406/2025/H1(W), dated: 02.01.2026 (Road Maintenance Certificate)
20. Coimbatore LPA meeting Resolution No.05, dated: 29.03.2026

Fees paid details for approval

| Sl. No. | Description | Payment details for this Approval | | |
|---|---|---|---|---|
| | | Amount in Rs. | Date | E-Challan No. |
| 1. | Scrutiny Fee | 56049.00 | 30.12.2025 | --- |
| | OSR Charges | 672320.00 | 13.03.2026 | 20260313010445 |
| 2. | CC Charges | 258549.00 | 08.05.2026 | --- |
| 3. | Display Board Charges | 10000.00 | | |
| 4. | Security Deposit Charges | 3497438.00 | | |
| 5. | Development Charges for Building | 480440.00 | | |
| 6. | Development Charges for Land | 21532.00 | | |
| 7. | Centage Charge for Building | 12000.00 | 08.05.2026 | 20260508020417 |
| 8. | Centage Charge for Land | 1200.00 | | |
| 9. | Infrastructure and Amenities Charge | 6994875.00 | | |
| 10. | Premium FSI Charges | 2650259.00 | | |
| 10. | Shelter Fees | 216435.00 | 08.05.2026 | 20260508020494 |

ORDER

With reference to the 1st Cited letter, the applicant has requested for the approval of Proposed Construction of Residential Apartment Building (HRB) with Block-A (Basement+Silt+10 Floors), Block-B(G+1Floor) and Guard Room for an FSI Area of 18642.69 Sqm in S.F.No. 267/1B1A2 and 267/1B1B of Veerakeralam Village, Perur Taluk, Coimbatore Corporation/District for a site extent of 5377.82sq.m (as per Document). The site has been marked as **"A to G"** and issued concurrence for by the Director, DTCP, for above mentioned proposal, vide reference 2. And the Building Plan has been numbered as B.P/DTCP No. 157/2026.

Sree Daksha Property Developers India Pvt. Ltd.,

Director

With reference to the letter 14 cited, Demand was issued to the applicant 13.03.2026. Applicant remitted the required fees and submitted on 08.05.2026 through online.

Hence, the planning permission is issued with below conditions for this proposal and numbered as Planning Permission No:371/2026. 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 High-Rise building is as below.

Total Area of the Site : 5378.00 Sqm (as per Patta)

: 5377.82 Sqm (as per Document)

High Rise Residential Building Area details in Sqm

| Floor Name | F.S.I. Area (Sq.m) | Non FSI Area (Sq.m) | Total Built-up Area (Sq.m) | No of Dwelling Unit |
|---|---|---|---|---|
| Block-A | | | | |
| Basement Floor | --- | 3407.75 | 3407.75 | Parking, Lift |
| Silt Floor | 64.28 | 1860.92 | 1925.20 | Parking, Lift, Meter Room 1&2, Driver's WC, Bath |
| First Floor | 1772.25 | --- | 1772.25 | 09 Dwelling |
| Second Floor | 1772.25 | --- | 1772.25 | 09 Dwelling |
| Third Floor | 1772.25 | --- | 1772.25 | 09 Dwelling |
| Fourth Floor | 1772.25 | --- | 1772.25 | 09 Dwelling |
| Fifth Floor | 1772.25 | --- | 1772.25 | 09 Dwelling |
| Sixth Floor | 1772.25 | --- | 1772.25 | 09 Dwelling |
| Seventh Floor | 1772.25 | --- | 1772.25 | 09 Dwelling |
| Eighth Floor | 1772.25 | --- | 1772.25 | 09 Dwelling |
| Ninth Floor | 1772.25 | --- | 1772.25 | 09 Dwelling |
| Tenth Floor | 1772.25 | --- | 1772.25 | 09 Dwelling |
| Terrace Floor | 327.12 | 69.72 | 396.84 | Head Room |
| Sub Total | 18113.90 | 5338.39 | 23452.29 | 90 Dwelling |
| Block-B (Amenities) | | | | |
| Ground Floor | 369.35 | --- | 369.35 | RO, Fire, STP, Pump room, Generator room, Digital Communication room, Indoor Badminton court, club, Gym, Association office room, Toilet, Multipurpose Hall |
| First Floor | 159.44 | --- | 159.44 | - |
| Terrace Floor | --- | 24.93 | 24.93 | - |
| Sub Total | 528.79 | 24.93 | 553.72 | - |
| Guard Room | | | | |
| Ground Floor | --- | 6.25 | 6.25 | - |
| Grand Total | 18642.69 | 5369.57 | 24012.26 | 90 Dwelling |

Sree Daksha Property Developers India Pvt. Ltd.,

Director

Total FSI Area: 18642.69 Sqm
Normally Permissible FSI Area: 2.5 (HRB - Road width more than 15m)
FSI Achieved: 3.485
Premium FSI: 2.5-3.485 = 0.985
Total No Dwelling Unit: 90 Nos

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

Special Conditions

1. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification Necessary
2. Environmental Clearance is to be obtained before issue of building Permission by ConcernedLocal Body as per the G.O. No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
3. As per GO cited in the reference 12, 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. In buildings where the number of dwelling units exceeds50, car and two-wheeler parking spaceearmarked for visitors shall be provided with fast charging points.
4. It is responsibility of the builders to ensuresafebearing capacity of the soil and adequacyof the foundation.
5. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departmentsmust be fulfilled scrupulously.
6. Planning Permission is issued in accordancewith 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 adequatesafety measuresare taken during the process of construction.
7. Applicant should obtain consentfrom Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearanceand 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 purchasethe 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.
9. 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.

Sree Daksha Property Developers India Pvt. Ltd.,

Director

10. 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.
11. 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.
12. 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 responsible 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

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
    a. If the details given by the applicant is found to be false (or)
    b. If the applicant fails to follow the rules and Norms, the Member Secretary
    c. concern can cancel or revise the planning permission issued.
4. Solar water heating system to be provided to the Non-High-Rise Residential 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.

Sree Daksha Property Developers India Pvt. Ltd.,

Director

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 sewageby vehicle at his own cost and necessarydrinking water provision to be provided at applicant's own cost.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
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 G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional's including quality Auditor details at the place of construction.
14. In casethe documentssubmitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
15. If any court casewould be pending with reference to this proposal, the Planning Permission would be treatedas 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 adequatesafety measuresare 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
Coimbatore District

To

The Commissioner,
Coimbatore Corporation,
Coimbatore District.

Copy to:

1. M/s. Sree Daksha Property Developers (India) Private Limited,
   NO.1, Gandhi Layout,
   Maruthamalai Main Road,
   Vadavalli,
   Coimbatore

2. The Chair Person,
   Tamilnadu Real Estate Regulatory Authority,
   TNRERA Building,
   No.133, G-Block,
   1st Avenue, Anna Nagar (East),
   Chennai - 600 102.

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2026.05.12 16:33:15

Sree Daksha Property Developers India Pvt. Ltd.,

Director

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

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/tools

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**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

**Verified RealEstate**
3/350/2 Mettukuppam,
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