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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF 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.,
JOINT DIRECTOR (FAC),
SWP Building Plan Application – Planning Permission

ɔ: SWP/BPA/0624860/2025 **Date: 09.12.2025**

HRB - Residential Building – Proposed Construction of High Rise Residential and Commercial Building in Coimbatore District / Corporation – North Zone - Ganapathy Village - Ward No.W(23) - Block No.3 - T.S.No.2/3Part - (Old S.F.No.468&469/1) with a total site extent of 16397.05Sq.m (As per Patta) – Total FSI Area: 53352.93 Sqm - Technical Concurrence issued from the Director, DTCP, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference :

1. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application no. SWP/BPA/0624860/2025, Dated: 10.11.2025 (BP/DTCP No: 555/2025)
2. Applicant.M/s.Infinium Developers LLP (Power Agent), Represented by its Authorized Signatory: Mr.S.Adharsh Gukan,Online Application Reference No. SWP/ BPA/ 0624860 / 2025, Dated:19.08.2025.
3. 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/0624860/2025 Dated: 19.08.2025
4. HRB Meeting held on 29.09.2025, (Subject No.15)
5. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.18, Department of Municipal Administration and Water Supply Dated: 04.02.2019.
9. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
10. G.O. Ms. No: 171, Housing and Urban Development Department (UD4(1)), Dated: 30.10.2025.
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.12201/2017/BA1, Dated: 22-09-2017.

14. Directorate of Town and Country Planning, Chennai, Circular Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
15. DGP/Director, Tamil Nadu Fire and Rescue Services Department, P.P.NOC 178/2025, Dated 11.09.2025. (Token Id 322008)
16. Airport Authority of India NOC No.COIM /SOUTH/ B/ 052625/1730401, Dated:10.06.2025. Valid up to 09.06.2033. (Allowable Height 75m)
17. Demand payment Request Letter, Dated: 11.11.2025
18. Applicant.M/s.Infinium Developers LLP (Power Agent), Represented by its Authorized Signatory: Mr.S.Adharsh Gukan,Online Application Reference No. SWP/BPA/0624860/ 2025, Demand remittance letter Dated. 19.11.2025
19. Coimbatore Local planning Authority Meeting resolution No: 09/2025 Dated: 23.11.2025

ORDER

With reference to the 2nd Cited letter, the applicant M/s.Infinium Developers LLP (Power Agent) Represented by its Authorized Signatory: Mr.S.Adharsh Gukan has requested for the approval of proposed construction of High Rise Residential & Commercial Building in Coimbatore District / Corporation, North Zone, Ganapathy Village, Ward No.W(23), Block No.3, T.S.No.2/3Part (Old S.F.No.468&469/1) in a total site extent of 16397.05Sq.m(As per Patta) with a FSI Area is 53352.93Sqm.

The above HRB Residential and Commercial proposal was placed in High Rise Building Panel meeting held on 29.09.2025. The subject was discussed and suggestions of High Rise Building panel were obtained.

The applicant request has been accepted and the boundary of the site has been marked as "1 to 9", technical Clearance was issued by Director of town and country planning for building drawing, numbered as **B.P/DTCP: 555/2025** in reference no. 01.

The planning permission has been issued with below conditions for the above proposal and numbered as **Planning Permission No: 838/2025. Planning Permission Period: 09.12.2025 to 08.12.2033**, is accorded with the following.

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

Total Area of the Site – 16397.05 Sqm

Residential & Commercial Building Area details

Floor Name	FSI Area Sq.m	Non FSI Area Sq.m	Total Area Sq.m	No of Dwelling Units
Block -1-Residential (Signature Tower & Executive Tower Amenities Block)				
Combined Basement Floor	17.21	8781.78	8798.99	Parking
Combined Stilt Floor	55.44	6052.69	6108.13	Parking
Total All Floor	72.65	14834.47	14907.12	
Block -1- Residential (Amenities Block)				
First (Podium) Floor	834.99	--	834.99	
Second floor	182.15	--	182.15	
Total All Floor	1017.14	--	1017.14	
Block -1 – Residential (Signature Tower)				
First (Podium) Floor	1416.10	--	1416.10	6 Dwelling unit
Second Floor	1416.10	--	1416.10	6 Dwelling unit
Third Floor	1416.10	--	1416.10	6 Dwelling unit
Fourth Floor	1416.10	--	1416.10	6 Dwelling unit
Fifth Floor	1416.10	--	1416.10	6 Dwelling unit
Sixth Floor	1416.10	--	1416.10	6 Dwelling unit
Seventh Floor	1416.10	--	1416.10	6 Dwelling unit
Eighth Floor	1416.10	--	1416.10	6 Dwelling unit
Nineth Floor	1416.10	--	1416.10	6 Dwelling unit
Tenth Floor	1416.10	--	1416.10	6 Dwelling unit
Eleventh Floor	1416.10	--	1416.10	6 Dwelling unit
Twelth Floor	1424.07	--	1424.07	6 Dwelling unit
Thirteenth Floor	1424.07	--	1424.07	6 Dwelling unit
Terrace Floor	-	36.24	36.24	Head Room
Total All Floor	**18425.24**	**36.24**	**18461.48**	**78 Dwelling unit**
Block -1 – Residential (Executive Tower)				

First (Podium) Floor	1530.06	--	1530.06	11 Dwelling Unit
Second Floor	1530.06	--	1530.06	11 Dwelling Unit
Third Floor	1530.06	--	1530.06	11 Dwelling Unit
Fourth Floor	1530.06	--	1530.06	11 Dwelling Unit
Fifth Floor	1530.06	--	1530.06	11 Dwelling Unit
Sixth Floor	1530.06	--	1530.06	11 Dwelling Unit
Seventh Floor	1530.06	--	1530.06	11 Dwelling Unit
Eighth Floor	1530.06	--	1530.06	11 Dwelling Unit
Nineth Floor	1530.06	--	1530.06	11 Dwelling Unit
Tenth Floor	1530.06	--	1530.06	11 Dwelling Unit
Eleventh Floor	1530.06	--	1530.06	11 Dwelling Unit
Twelth Floor	1539.26	--	1539.26	11 Dwelling Unit
Thirteenth Floor	1539.26	--	1539.26	11 Dwelling Unit
Fourteenth Floor	1539.26	--	1539.26	11 Dwelling Unit
Terrace Floor	-	39.94	39.94	Head Room
Total All Floor	**21448.44**	**39.94**	**21488.38**	**154 Dwelling Unit**
Block -2 (Commercial Building)				
Basement Floor	68.42	3443.71	3512.13	Parking
Ground Floor	1500.19	--	1500.19	Commercial
First Floor	1479.70	-	1479.70	Commercial
Second Floor	1555.49	--	1555.49	Commercial
Third Floor	1555.49	--	1555.49	Commercial
Fourth Floor	1555.49	--	1555.49	Commercial
Fifth Floor	1555.49	--	1555.49	Commercial
Sixth Floor	1555.49	--	1555.49	Commercial
Seventh Floor	1554.91	--	1554.91	Commercial
Terrace Floor	--	173.75	173.75	Head Room
Sub Total	**12380.67**	**3617.46**	**15998.13**	

Block -3 Watch Man Room				
Ground Floor	8.79	--	8.79	
All Total	**53352.93**	**18528.11**	**71881.04**	**232Units**

Total FSI Area = 53352.93Sqm

Special Conditions

1. Structural Design report and drawing for the entire structure vetted from PWD has been obtained on 01.12.2025.
2. OSR (earmarked as I to VII) 1798sqm and approach road for OSR (earmarked as A to F) 277.98Sqm is to be handed over to local body vide road & OSR handed over document No: 8990/2025 Dated: 14.11.2025.
3. Conditions stipulated in the NOC cited in the reference 15th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
4. Conditions stipulated in the NOC cited in the reference 16th issued by Airport Authority of India is to be followed scrupulously.
5. 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.
6. The existing buildings demarcated in the site plan as "to be demolished" has to be demolished before commencement of Construction.
7. As per GO cited in the reference 10, Charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space.
8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
9. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
10. 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.
11. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

12. 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.
13. 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 Residential and Commercial High Rise 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 WaterSupply, 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.

Fees paid Details for Proposed Residential & Commercial Building

Sl.No	Description	Amount	Date	E-Challan No.
1.	Scrutiny fees	Rs.1,77,541/-	19.08.2025	---
2.	Display Board Charges	Rs.10,000/-	19.11.2025	---
3.	Development Charges for Building	Rs.14,37,800/-		
4.	Development Charges for Land	Rs.65,640/-		
5.	CC Charges	Rs.7,73,753/-		
6.	Centage Charge for Land	Rs.900/-	19.11.2025	20251119030867
7.	Centage Charge for Building	Rs.1,70,000/-		

8.	Infrastructure and Amenities Charges	Rs.3,00,38,865/-		
9.	Shelter Charges	Rs.2,33,72,022/-	19.11.2025	20251119031082
10.	Open space reservation charges	Handed over to Local Body vide document No: 8990/2025, Dated: 14.11.2025		
11.	Premium FSI Charges	Rs.10,55,213.00 Date: 19.11.2025		
12.	Security Deposit Charges	Not Applicable		

Encl: Building Plan Map with E-sign

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

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore.

Copy to

1. M/s. INFINIUM DEVELOPERS LLP, [POWER AGENT],
   Mr. S. ADHARSH GUKAN,
   Door No: 1733/1, Second Floor,
   Trichy Road, Ramanathapuram,
   Coimbatore- 641045.
   Mobile Number- 85118 03337
   Email Id-adharsh@infiniumrealty.com

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:2025.12.09 15:07:04

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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