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DIGITALLY VERIFIED RECORD

:DINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

:OIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: G. PURUSHOTHAMAN B.E., M.Plan.,

ASSISTANT DIRECTOR

Online Building Plan Application - Planning permission

Application Number - SWP/BPA/0614755/2025

Sir,

Subject : **NHRB** - Proposed Group Development Residential Building – DTCP, Chennai – Coimbatore District/LPA/Corporation – Coimbatore North Taluk, Kalapatti East Village – S.F.No:917/1, 918/2, 3, 4B – Site area of 28291.00Sq.m (As per Patta) – FSI area of 29550.46Sqm – 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. ZENVISTAS REALTY VENTURES LLP, Represented by Mr.V.Satheeshkumar (Partner) Online Application Reference No. SWP/BPA/0614755/2025, Received on 06.08.2025
2. Assistant Director/ Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No: SWP/BPA/0614755/2025, Dated: 14.08.2025.
3. Director of Town and country Planning, Chennai Online Application No. SWP/BPA/0614755/2025, Dated:14.11.2025. (Technical concurrence issued vide No. B.P/DTCP No: 566 /2025)
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. 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. G.O.(Ms).No.156, Housing and Urban Development[UD4(1)] Department, Dated:10.10.2025
14. G.O.Ms.No.171,Housing and Urban Development Department (UD4(1), Dated: 30.10.2025.
15. AAI NOC ID:COIM/SOUTH/B/102925/2142495, Dated:11.11.2025, Valid up to: 10.11.2033.
16. G.O. (Ms) No.185, Housing and Urban Development (UD3(2)) Department, Dated:09.10.2024.
17. Demand payment Request Letter, Dated: 16.11.2025
18. Applicant M/s. ZENVISTAS REALTY VENTURES LLP, Represented by Mr.V.Satheeshkumar (Partner), Coimbatore demand remittance letter dated: 20.11.2025.
19. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority(SEIAA), TAMIL NADU File No.12657 date.17.10.2025.
20. LPA Resolution No.04 Date:23.11.2025.

Fees Details

Scrutiny Fees	- Rs. 101562.00	Date.06.08.2025.
Centage Charge for Building	-Rs. 8000.00	E Challan no.
Centage for Land	-Rs. 1200.00	20251120030890
Infrastructure and Amenities Charges	-Rs.8423175.00	Date.20.11.2025
Development Charge for Building	-Rs. 592000.00	
Development Charge for Land	-Rs. 113164.00	E Challan no.
Security Deposit	-Rs.4211588.00	20251120614755
Display Board Charges	-Rs. 1500.00	Date.20.11.2025
CC Charges	-Rs. 318585.00	
Shelter Charges	-Rs.647013.00	E Challan no.20251120031798
Premium FSI Charges	-Not Applicable	Date. 20.11.2025

ORDER

With reference to the 1st cited letter, the applicant M/s. ZENVISTAS REALTY VENTURES LLP, Represented by Mr.V.Satheeshkumar (Partner) has requested for the approval of proposed group housing residential building at Coimbatore District / LPA / Corporation, Coimbatore North Taluk, Kalapatti East Village in S.F.No:917/1, 918/2, 3, 918/4B with a site area of 28291.00Sq.m (As per Patta) and FSI area of 29550.46Sqm.

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

Based on the Assistant Director/Joint Director (i/c) Member Secretary, Coimbatore LPA, District Town and Country Planning Office, Coimbatore recommendation, the applicant request has been accepted and the boundary of the site has been marked as "**A to K**".

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: 566 /2025.** This Office **Planning Permission No - 860/2025** and valid for a duration of 8Years from e-sign.

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

Building details : Proposed Group Development Residential building

Area of Site – 28291.00Sq.m (As per patta)
Area of Site – 28293.00Sq.m (As per Document)

Proposed Group Housing Residential Villas Area in Sqm

Description	FSI Area in Sqm	Non FSI Area in Sqm	Deduction	Total Build up Area in Sqm	Dwelling Unit Nos	No of Dwelling Units
Typical Blocks (01 to 05)						
Ground Floor	146.29	-	-	146.29	01, 02, 03, 04, 05	05
First Floor	154.05	-	-	154.05		
Second Floor	125.40	-	-	125.40		
Sub-total	425.74	-	-	425.74		
425.74 x 5units = 2128.70sqm						
Typical Blocks – (06 & 07)						
Ground Floor	132.85	-	-	132.85	06, 07	02
First Floor	138.92	-	-	138.92		
Second Floor	122.61	-	-	122.61		
Sub-total	394.38	-	-	394.38		
394.38 x 2 units = 788.76sqm						
Typical Blocks – (08, 09, 57, 58, 59)						
Ground Floor	118.37	-	-	118.37	08, 09, 57, 58, 59	05
First Floor	125.57	-	-	125.57		
Second Floor	109.26	-	-	109.26		
Sub-total	353.20	-	-	353.20		
353.20 x 5 units = 1766.00sqm						
Block - 10						
Ground Floor	114.71	-	-	114.71	10	01
First Floor	125.52	-	-	125.52		
Second Floor	96.03	-	-	96.03		
Sub-total	336.26	-	-	336.26		
336.26 x 1unit = 336.26Sqm						
Typical Blocks (11 to 20) & (48 to 56)						

Ground Floor	146.42	-	-	146.42	11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 48, 49, 50, 51, 52, 53, 54, 55, 56	19
First Floor	147.58	-	-	147.58		
Second Floor	120.84	-	-	120.84		
Sub-total	414.84	-	-	414.84		
414.84 x 19 units = 7881.96sqm						
Typical Blocks (21, 40 & 41)						
Ground Floor	307.27	-	-	307.27	21, 40, 41	03
First Floor	288.90	-	25.27	288.90		
Second Floor	74.95	-	-	74.95		
Sub-total	671.12	-	25.27	671.12		
671.12 x 3 units = 2013.36sqm						
Block - 29						
Ground Floor	156.28	-	-	156.28	29	01
First Floor	162.23	-	-	162.23		
Second Floor	116.80	-	-	116.80		
Sub-total	435.31	-	-	435.31		
435.31 x 1 unit = 435.31sqm						
Typical Blocks (22 to 28) & (42 to 45)						
Ground Floor	180.81	-	-	180.81	22, 23, 24, 25, 26, 27, 28, 42, 43, 44, 45	11
First Floor	197.88	-	-	197.88		
Second Floor	128.97	-	-	128.97		
Sub-total	507.66	-	-	507.66		
507.66 x 11 units = 5584.26sqm						
Typical Blocks (30 to 36)						
Ground Floor	179.18	-	-	179.18	30, 31, 32, 33, 34, 35, 36	07
First Floor	193.67	-	-	193.67		
Second Floor	138.09	-	-	138.09		
Sub-total	510.94	-	-	510.94		
510.94 x 7 units = 3576.58sqm						
Block - 37						
Ground Floor	308.04	-	-	308.04	37	01
First Floor	278.78	-	29.26	278.78		
Second Floor	79.36	-	-	79.36		
Sub-total	666.18	-	29.26	666.18		
666.18 x 1unit = 666.18Sqm						
Block - 38						
Ground Floor	385.18	-	-	385.18	38	01
First Floor	349.15	-	26.06	349.15		
Second Floor	92.08	-	-	92.08		
Sub-total	826.41	-	26.06	826.41		
826.41 x 1unit = 826.41Sqm						
Block - 39						
Ground Floor	307.27	-	-	307.27	39	01
First Floor	288.90	-	25.27	288.90		
Second Floor	226.32	-	-	226.32		
Sub-total	822.49	-	25.27	822.49		
822.49 x 1 unit = 822.49Sqm						
Block - 46						
Ground Floor	107.20	-	-	107.20		

First Floor	148.79	-	-	148.79	46	01
Second Floor	86.15	-	-	86.15		
Sub-total	342.14		-	342.14		
342.14 x 1unit = 342.14Sqm						
Block - 47						
Ground Floor	227.47	-	-	227.47		
First Floor	248.33	-	-	248.33	47	01
Second Floor	56.17	-	-	56.17		
Sub-total	531.97			531.97		
531.97 x 1units = 531.97Sqm						
Block – 60(Amenities Block)						
Ground Floor	412.24	-	1.21	412.24	-	-
First Floor	386.64	-	35.63	386.64	-	-
Second Floor	382.13	-	1.21	382.13	-	-
Third Floor	415.89	-	1.21	415.89	-	-
Fourth Floor	238.64	-	1.21	238.64	-	-
Terrace Floor	-	5.40	-	5.40	-	-
Sub total	1835.54	5.40	40.47	1840.94	-	-
Security Cabin						
Ground Floor	-	6.25		6.25	-	-
Electrical Room						
Ground Floor	14.54	-		14.54	-	-
Grand Total	**29550.46**	**11.65**	**196.87**	**29562.11**	-	**59 Units**

Proposed FSI Area – 29550.46Sqm

Special Conditions

1. As per TNCDBR, 2019 Rule No.41 (1) (C), the OSR (ear marked as 1 to 6) area 2829.71Sqm shown in the site plan is handed over to the local body vide Gift deed document no. 11447/2025 date 25.11.2025.
2. Conditions stipulated in the Environmental clearance cited in the reference 19 issued by the Member Secretary, Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), Tamil Nadu is to be followed scrupulously.
3. Conditions stipulated in the NOC cited in the reference 15 issued by Airport Authority of India is to be followed scrupulously
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.

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

To,:

The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to:

1. M/s. ZENVISTAS REALTY VENTURES LLP Represented by its Partner
   Mr.V.Satheeshkumar
   C/o. Sri Baby Property Developers Pvt Ltd,
   365/12, 5th floor, 5B, Mayflower Signature,
   Avinashi road, Peelamedu,
   Coimbatore – 641 004

2. The Chair Person,
   Tamilnadu Real Estate Regulatory Authority,
   CMDA Tower – II 1st Floor, No.1A,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai-600 008.

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
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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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