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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

**PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (I/C)**
**COIMBATORE LOCAL PLANNING AUTHORITY**
**COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE**
**PRESENT: THIRU.G.Purushothaman, B.E., M.Plan.,**
**ASSISTANT DIRECTOR**
**SWP Building Plan Application - Planning Permission**
**Application No: SWP/BPA/563184/2025** **Date: 31.12.2025**

**Subject:** **HRB** - **Residential Building** - District Town and Country planning Office - Coimbatore District/Local Planning Authority/Corporation - Coimbatore North Taluk - Ward: L - Block: 12 - T.S.No.177 - Sanganoor Village - site area of 3615.47sqm (As per Document) - FSI Area of 10095.00sqm - Technical Concurrence issued from Director, DTCP, Chennai - Planning Permission Issued - forwarded for further action - Reg.

**Reference:**

1. Applicant. M/s. Sree Annapoorna Apartments Owner's Welfare Association Members (Owner's), M/s. Mayflower Enterprises Private Limited (Power Agent), Online Application Reference No. SWP/BPA/0563184/2025, Dated: 18.06.2025
2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 22.10.2025 (BP/DTCP No.526/2025)
3. HRB Meeting held on 11.08.2025(Subject No.6)
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.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.54 Housing and Urban Development Department, Dated: 12.03.2020
10. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated:16-04-2009.
11. Circular from the Commissioner of Town and Country Planning, 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. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP Noc.No.186/2025. dated:23.09.2025, Online Application Token No.323821.
16. Airport Authority in NOC ID No. COIM/ SOUTH/ B/ 082925/1968532, Dated: 03.09.2025.
17. Consent letter (GPA) under TNRERA Act – 2016, section 14(2)(ii) obtained from 2/3rd flat owners. (33 Flat owners out of 36 owners)
18. Structural Design and drawings vetted by Superintending Engineer, Public Works Department, Planning and Design Circle, Chennai Dated: 14.11.2025
19. Demand payment Request Letter, Dated: 02.11.2025.
20. Applicant. M/s. Sree Annapoorna Apartments Owner's Welfare Association Members (Owner's), M/s. Mayflower Enterprises Private Limited (Power Agent), demand remittance letter dated: 27.11.2025, 16.12.2025 & 17.12.2025.
21. Coimbatore LPA meeting Resolution No.5, dated: 23.11.2025
22. Assistant Commissioner, Central Zone, Coimbatore Corporation letter, R.o.c. No.11758/2025/H1(C), Dated:12.12.2025.
23. Road Maintenance letter of Assistant Commissioner, North Zone, Coimbatore Corporation, Roc. No.5586/2023/H2/N, dated: 16.08.2023

Fees Details

| Sl.No. | Description | Amount in Rs. | Date | E-Challan No. |
|---|---|---|---|---|
| 1. | Scrutiny Fee | 33,583.00 | 18.06.2025 | --- |
| 2. | OSR Fees | 19,72,221.00 | 04.11.2025 | 20251101000887 |
| 3. | CC Charges | 1,51,221.00 | 16.12.2025 | --- |
| 5. | Display Board Charges | 10,000.00 | | |
| 6. | Development Charges for Building | 2,81,000.00 | | |
| 7. | Development Charges for Land | 14,480.00 | | |
| 8. | Centage Charge for Land | 600.00 | 17.12.2025 | 20251216003941 |
| 9. | Centage Charge for Building | 6,500.00 | | |
| 10. | Infrastructure and Amenities Charge | 56,86,300.00 | | |
| 11. | Premium FSI Charges | 3,52,25,850 | | |
| 12. | Shelter Fees | 23,84,003.00 | 27.11.2025 | 20251125018184 |
| 13. | Security Deposit | IDBI Bank Guarantee No: 250381IBGP00082, Amount: Rs.2843150.00 Guarantee Cover From 09.12.2025 to 23.11.2027 | | |

**ORDER**

With reference to the 1st Cited letter, applicant has requested for the approval of proposed construction of High-Rise Residential Building in Coimbatore District/LPA/Corporation, Coimbatore North Taluk, Ward: L, Block: 12, T.S.No.177, Sanganur Village with a site area of 3615.47 sq.m (As per Document) and FSI Area of 10095.00sqm.

Vide reference 2, The site has been marked as **"A to F"** and issued concurrence for by the Director, DTCP for the above proposal and the Building Plan has been numbered as **B.P/DTCP No. 526/2025.**

With reference to the letter 17 cited, Demand was issued to the applicant 02.11.2025. Applicant remitted the required fees and submitted remittance letter to the office on 27.11.2025, 16.12.2025 & 17.12.2025 through online.

Hence, the planning permission is issued with below conditions for this proposal and numbered as **Planning Permission No: 919/2025.** The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following

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

Total Area of the Site: 3615.47sq.m (As per Patta)

Total Area of the Site: 3605.16sq.m (As per Super imposed)

**High Rise Residential Building Area details**

| Building Details | FSI area in Sqm | Non FSI area in Sqm | Total Build up Area in Sqm | Number of Dwelling Units |
|---|---|---|---|---|
| Basement Floor | - | 2423.10 | 2423.10 | Parking |
| Stilt Floor | 42.20 | 1455.70 | 1497.90 | Parking |
| First Floor | 1128.80 | - | 1128.80 | 05 |
| Second Floor | 1115.50 | - | 1115.50 | 07 |
| Third Floor | 1115.50 | - | 1115.50 | 07 |
| Fourth Floor | 1115.50 | - | 1115.50 | 07 |
| Fifth Floor | 1115.50 | - | 1115.50 | 07 |
| Sixth Floor | 1115.50 | - | 1115.50 | 07 |
| Seventh Floor | 1115.50 | - | 1115.50 | 07 |
| Eighth Floor | 1115.50 | - | 1115.50 | 07 |
| Ninth Floor | 1115.50 | - | 1115.50 | 07 |
| Terrace Floor | - | 68.00 | 68.00 | - |
| **Total** | **10095.00** | **3946.80** | **14041.80** | **61** |

**FSI Area:** 10095.00sq.m

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

**Special Conditions**

1. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water with NOC from TNPCB.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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. 1.If the details given by the applicant is found to be false (or)
    b. 2. 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 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 Planning Permission would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Planning Permission 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.

**(e-signed)**
Member Secretary /Joint Director (FAC)
Coimbatore local Planning Authority
Coimbatore District

**To**

The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to:

1. M/s. Sree Annapoorna Apartments Owner's Welfare Association Members (Owner's), M/s. Mayflower Enterprises Private Limited (Power Agent),
16A, Anna Statue to Huzur Road, Behind Taj Vivanta,
Coimbatore-641 018
Ph- 9843009974
Email Id: mario@nmsgv.com

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

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.12.31 21:37:33

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.