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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/553638/2025 **Date: 31.12.2025**

Subject: **Residential Building (Affordable Housing Apartment building)** - District Town and Country planning Office - Coimbatore District/Local Planning Authority - Coimbatore Corporation - Coimbatore North Taluk - Ganapathy Village - Ward T - Block 27 - T.S.Nos: 1/4, 1/5, 2/4, 6/2, 6/3, 8/2, 8/4 & 8/5 for an extent of site area 3601.50 sq.m. - Proposed construction of an Residential building for FSI area: 9136.21 sq.m. - Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg

Reference:

1. M/s. Acestar Properties Private Limited, Online Application Reference No. SWP/BPA/553638/2025, Received Dated:04.07.2025
2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 19.11.2025 (BP/DTCP No.565/2025)
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. 21075/2009/BA1, Dated: 27.06.2012
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/Spl.Cell, Dated: 14.12.2017.
13. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020

14. G.O.(Ms). No.171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025.
15. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
16. Demand payment Request Letter, Dated: 24.12.2025
17. Applicant M/s. Acestar Properties Private Limited, demand remittance letter dated: 25.12.2025 and 26.12.2025.
18. Road Maintenance Certificate of the Assistant Commissioner, Central Zone, Coimbatore Corporation Roc. No.12813/2025/H1(C), dated: 29.10.2025

Fees Details

Sl. No.	Description	Payment details for this Approval		
		Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	29,803.00	04.07.2025	---
2.	OSRA Fees	45,60,349.00	03.12.2025	20251202064692
3.	CC Charges	1,21,838.00	25.12.2025	---
4.	Security Deposit	13,02,450.00		
5.	Display Board Charges	1,500.00		
6.	Development Charges for Building	2,26,400.00		
7.	Development Charges for Land	14,420.00		
8.	Centage Charge for Building	11,500.00	26.12.2025	20251225000323
9.	Centage Charge for Land	3,000.00		
10.	Infrastructure and Amenities Charge	26,04,900.00		
11.	Shelter Fees	Not Applicable (Affordable Housing)		
12	Premium FSI Charges	Not Applicable (Affordable Housing)		

ORDER

With reference to the 1st Cited letter, the applicant has requested for the approval of Residential (Affordable Housing Apartment) building at Coimbatore District, Coimbatore Local Planning area, Coimbatore Corporation, Coimbatore North Taluk, Ganapathy Village, Block:27, Ward:T, T.S.Nos: 1/4, 1/5, 2/4, 6/2, 6/3, 8/2, 8/4 & 8/5 for an extent of site area 3601.50 sq.m. Proposed construction of an Residential building for FSI area 9136.21 sq.m. The site has been marked as **"A to X"** and issued concurrence for by the Director, Directorate of Town and Country Planning Department, for above mentioned proposal, vide reference 2. And the Building Plan has been numbered as **B.P/DTCP No. 565/2025.**

With reference to the letter 16 cited, Demand was issued to the applicant 24.12.2025. Applicant remitted the required fees and submitted remittance letter to the office on 25.12.2025 and 26.12.2025 through online.

Hence, the planning permission is issued with below conditions for this proposal and numbered as **Planning Permission No: 943/2025.** The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following,

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

Area of site: 3601.50 Sq.m..

Building details: Residential Building (Affordable Housing Apartment building)

Sl.No	Floor names	F.S.I area in Sq.m..	Non - area in Sq.m..	Total Built-up Area in sq.m.	Number of Dwelling units
1.	Stilt floor	65.92	2096.56	2162.48	-
2.	First floor	1777.73	-	1777.73	21
3.	Second floor	1815.04	-	1815.04	23
4.	Third floor	1815.04	-	1815.04	23
5.	Fourth floor	1815.04	-	1815.04	23
6.	Fifth floor	1815.04	-	1815.04	23
7.	Terrace floor	-	83.28	83.28	-
8.	Pump room	32.40	-	32.40	-
	Total Area	**9136.21**	**2179.84**	**11316.05**	**113**

FSI Area - 9136.21Sq.m

FSI - 2.57 (Premium FSI - 0.57)

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

Special Conditions

1. **As per TNCD&BR-2019, permission to be obtained from the concerned Executive Authority before operation of Swimming pool.**
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled 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. 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.
6. 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.
7. 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.
8. 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.
9. 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 Residential building. Solar photo voltaic panels should 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. 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.04.02.2019 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.
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
Coimbatore District

To

The Commissioner,
Coimbatore Corporation,
Coimbatore District.

Copy to:

1. M/s. ACESTAR PROPERTIES PRIVATE LIMITED,
   Door No.5, South Mada Street,
   Sri Nagar Colony, Saidapet,
   Chennai - 600015.
   Ph- 9042965486
   Mail: dinesh@alamoxsreal.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 17:47:56

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

Verified RealEstate™

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.