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PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Mrs V.B. PAVITHRA, B.Arch.,M.U.R.P.,

JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission

Application No: SWP/BPA/864816/2026

Subject: **Residential Building-** - District Town and Country planning office, Coimbatore - Coimbatore Local Planning Authority - Coimbatore District – Annur Taluk — Vellanaipatti Village/Panchayat –S.F.No-5/1A1 & 6/3C – Site extent of 13030 Sq.m and FSI area -16083.60 sq.m –Proposed Residential Apartment and Villas Building– Technical Concurrence issued from the Director, DTCP, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference:

1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/864816/2026, Dt.01.09.2026.
2. M/s. Infinium shelters LLP, Online Application Reference No. SWP/BPA/864816/2026 Submitted Dated: 03.06.2026..
3. Assistant Director/Joint Director (i/c), Coimbatore District Town and country Planning office Inspection Report of Online Application No. SWP/BPA/864816/2026, Dated: 04.06.2026.
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.01, 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.21075/2009/BA1, Dated:27.06.2026
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2, Dated:05.02.2020

15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 19419/2026/TCP-3, Dated: 02.09.2026.(OSR Handover)
17. Demand payment Request Letter, Dated:07.09.2026
18. Demand paid by the applicant on , Dated :19.09.2025&20.09.2026

ORDER

With reference to the letter in the 2nd Cited letter, the M/s. Infinium shelters LLP has requested for the Proposed Residential Apartment Building, has submitted an application seeking Technical Concurrence for the Proposed Residential Building situated at Coimbatore District, Annur Taluk, Vellanaipatti Village/Panchayat –S.F.No-5/1A1 & 6/3C.The total extent of the site is 13030 Sq.m, with a proposed Floor Space Index (FSI) area of 16083.60 sq.m.

The proposal has been examined based on the recommendation of the Assistant Director /Joint Director (i/c) of Town and Country Planning, Coimbatore District, together with the site inspection report and connected records. The Assistant Director /Joint Director (i/c) has certified that the particulars furnished in the proposal have been verified with reference to the site conditions and relevant records, and has recommended the proposal for the issue of Technical Concurrence. Accordingly, the application has been considered, and the site boundary delineated in the approved plan as **"A to K"** forms the subject matter of this Technical Concurrence.

Accordingly, Technical Concurrence is hereby accorded under the provisions of Section 49 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972) for the Proposed Residential Building described above, subject to the conditions stipulated in this order. The approval is assigned Technical Concurrence No. **B.P./DTCP No. 601/2026**. in reference no. 01.

The planning permission has been issued Under section 49 of Town and country Act, 1971 with below conditions for the above proposal and numbered as **Planning Permission No:694/2026.** The Planning Permission Period for **8 Years** from the date of **e-sign**, is accorded with the following.

The details of the area of the Proposed Residential buildings, as per the approved plan are furnished in the area statement below.

Total Area of Site – 13030 Sqm

Building details: Residential Building Area Statement in Sqm

Residential Apartment Building				
Descriptions		**FSI Area in Sq.m**	**Non FSI Area in Sq.m**	**Total Area in Sq.m**
Block-1 (Apartment)	Stilt Floor	155.23	1651.03	1806.26
	First Floor	1469.04	-	1469.04
	Second Floor	1469.04	-	1469.04
	Third Floor	1469.04	-	1469.04
	Fourth Floor	1469.04	-	1469.04
	Fifth Floor	1469.04	-	1469.04
	Terrace Floor	-	47.36	47.36
	Sub total	7500.43	1698.39	9198.82
Block-2 (Row House)	Ground Floor	1069.99	-	1069.99
	First Floor	973.79	-	973.79
	Terrace Floor	-	173.03	173.03
	Sub total	2043.78	173.03	2216.81
Block-3 (Villa-14)	Ground Floor	117.27	-	117.27
	First Floor	111.54	-	111.54
	Terrace Floor	-	17.29	17.29
	Sub total	228.81	17.29	246.10
Block-3 (Villa-15)	Ground Floor	117.27	-	117.27
	First Floor	111.54	-	111.54
	Terrace Floor	-	17.29	17.29
	Sub total	228.81	17.29	246.10
Block-4 (Villa-16)	Ground Floor	149.49	-	149.49
	First Floor	145.51	-	145.51
	Terrace Floor	-	16.48	16.48
	Sub total	295.00	16.48	311.48
Block-5 (Villa -18)	Ground Floor	149.96	-	149.49
	First Floor	146.31	-	146.31
	Terrace Floor	-	17.74	17.74
	Sub total	296.27	17.74	314.01
Block-5 (Villa -19)	Ground Floor	149.96	-	149.49
	First Floor	146.31	-	146.31
	Terrace Floor	-	17.74	17.74
	Sub total	296.27	17.74	314.01
Block-5 (Villa -20)	Ground Floor	149.96	-	149.49
	First Floor	146.31	-	146.31
	Terrace Floor	-	17.74	17.74
	Sub total	296.27	17.74	314.01
Block-6 (Villa -21)	Ground Floor	110.78	-	110.78
	First Floor	105.04	-	105.04
	Terrace Floor	-	14.26	14.26
	Sub total	215.82	14.26	230.08
Block-6 (Villa -22)	Ground Floor	110.78	-	110.78
	First Floor	105.04	-	105.04
	Terrace Floor	-	14.26	14.26
	Sub total	215.82	14.26	230.08

Block-6 (Villa -23)	Ground Floor	110.78	-	110.78
	First Floor	105.04	-	105.04
	Terrace Floor	-	14.26	14.26
	Sub total	215.82	14.26	230.08
Block-7 (Villa -24)	Ground Floor	154.62	-	154.62
	First Floor	151.59	-	151.59
	Terrace Floor	-	19.63	19.63
	Sub total	306.21	19.63	325.84
Block-8 (Villa -25)	Ground Floor	149.96	-	149.96
	First Floor	146.30	-	146.30
	Terrace Floor	-	17.74	17.74
	Sub total	296.26	17.74	314.00
Block-5 (Villa -27)	Ground Floor	149.96	-	149.96
	First Floor	146.31	-	146.31
	Terrace Floor	-	17.74	17.74
	Sub total	296.27	17.74	314.01
Block-5 (Villa -28)	Ground Floor	149.96	-	149.96
	First Floor	146.31	-	146.31
	Terrace Floor	-	17.74	17.74
	Sub total	296.27	17.74	314.01
Block-6 (Villa -29)	Ground Floor	110.78	-	110.78
	First Floor	105.04	-	105.04
	Terrace Floor	-	14.26	14.26
	Sub total	215.82	14.26	230.08
Block-6 (Villa -30)	Ground Floor	110.78	-	110.78
	First Floor	105.04	-	105.04
	Terrace Floor	-	14.26	14.26
	Sub total	215.82	14.26	230.08
Block-9 (Villa -31)	Ground Floor	154.62	-	154.62
	First Floor	151.59	-	151.59
	Terrace Floor	-	19.63	19.63
	Sub total	306.21	19.63	325.84
Block-10 (Villa -32)	Ground Floor	112.65	-	112.65
	First Floor	106.42	-	106.42
	Terrace Floor	-	17.15	17.15
	Sub total	219.07	17.15	236.22
Block-11 (Villa -33)	Ground Floor	110.77	-	110.77
	First Floor	106.42	-	106.42
	Terrace Floor	-	17.15	17.15
	Sub total	217.19	17.15	234.34
Block-05 (Villa -34)	Ground Floor	149.96	-	149.96
	First Floor	146.31	-	146.31
	Terrace Floor	-	17.74	17.74
	Sub total	296.27	17.74	314.01
Block-12 (Villa -36)	Ground Floor	102.34	-	102.34
	First Floor	96.96	-	96.96
	Terrace Floor	-	14.26	14.26
	Sub total	199.30	14.26	213.56

Block-12 (Villa -37)	Ground Floor	102.34	-	102.34
	First Floor	96.96	-	96.96
	Terrace Floor	-	14.26	14.26
	Sub total	199.30	14.26	213.56
Block-13 (Villa -38)	Ground Floor	102.34	-	102.34
	First Floor	96.96	-	96.96
	Terrace Floor	-	14.26	14.26
	Sub total	199.30	14.26	213.56
Block-14 (Villa -39)	Ground Floor	120.33	-	120.33
	First Floor	112.46	-	112.46
	Terrace Floor	-	15.67	15.67
	Sub total	232.79	15.67	248.46
Block-15 (Villa -40)	Ground Floor	148.91	-	148.91
	First Floor	145.20	-	145.20
	Terrace Floor	-	17.74	17.74
	Sub total	294.11	17.74	311.85
Block-16 (Aminities Block)	Ground Floor	163.39	-	163.39
	First Floor	146.03	-	146.03
	Second floor	150.89	-	150.89
	Terrace Floor	-	26.45	26.45
	Sub total	460.31	26.45	486.76
Block-17 (Watchman Room)	Ground Floor	-	6.25	6.25
Grand Total	**16083.60**	**2300.41**	**18384.01**	

Total Floor Space Index (FSI) Area: 16083.60 Sq.m
Floor Space Index(FSI): 1.23

Accordingly, Planning Permission for the above development is hereby accorded, subject to strict compliance with the, Special Conditions and General Conditions specified hereunder.: -

Special Conditions

1. As per Rule 41 of the Tamil Nadu Combined Development and Building Rules, 2019, with Reference No:16 letter OSR earmarked in the site Boundaries 1to 9 for an extent of 1345.12 Sq.m (10.32 % of the total site area) shown in the site plan handed over to local body vide document No: 6913/2026, Dated:15.09.2026
2. If any Government land, watercourse, water body, road, pathway, poramboke land or any other public property exists within or adjoining the site, the same shall be preserved and shall not be encroached upon, altered, or put to any use without the prior approval of the competent authority.
3. The applicant, developer, licensed surveyor, architect and structural engineer shall be jointly responsible for ensuring the adequacy of the soil bearing capacity, structural design,

foundation, and structural stability of the building. They shall also ensure that all necessary safety measures are adopted during the course of construction in accordance with the applicable statutes, rules and standards.

4. The applicant shall strictly comply with all the conditions stipulated in the No Objection Certificates and clearances obtained from the Central Government, State Government, Local Bodies and other statutory authorities, wherever applicable.
5. This Planning Permission is issued under the provisions of the Tamil Nadu Town and Country Planning Act, 1971 and the Tamil Nadu Combined Development and Building Rules, 2019, and is limited to matters falling within the jurisdiction of the Directorate of Town and Country Planning.
6. The grant of Planning Permission shall not be construed as confirmation or certification of the ownership or title of the land. The scrutiny of title documents submitted by the applicant is confined solely to the extent necessary for processing the application under the provisions of the Tamil Nadu Town and Country Planning Act, 1971.

   Any dispute relating to ownership, title, possession, easement or any other civil right over the property shall be resolved by the parties concerned before the competent Civil Court or other appropriate forum. The Directorate of Town and Country Planning shall not be responsible for adjudicating or deciding such disputes.
7. The applicant shall comply with the provisions of G.O. (Ms.) No.17, Housing and Urban Development [UD4(3)] Department, dated 05.02.2016, and any subsequent amendments issued from time to time, relating to the installation and use of Solar Energy Systems.

General Condition

1. Solar water heating system to be provided to the Proposed Residential Building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. As per G.O.(MS). No.171, Housing and Urban Development Department, dated: 30.10.2025 Electric Vehicles charging point should be provided.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. The Vacant Space shown in the drawing should be left as it is.
5. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
6. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16, Municipal Administration and Water Supply Department, Dated: 04.02.2019& 31.01.2020.
7. 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.
8. Mosquito netting to be provided at OHT and well.
9. Fire rescue equipment should be provided as per Rules.

10. As per GO. No. 341, MAWS Department dated 03.11.2004 “U” Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials must be used for construction.
12. As per G.O.(Ms) No. 18, Municipal Administration and Water Supply Department, dated.04.02.2019 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. If the applicant fails to construct the building as per the Planning Permission, the appropriate planning authority will take action under section of 56 and 57 of Tamil Nadu Town and Country Planning Act, 1971.
14. The planning permission if secured by any person by any misrepresentation or by production of false documents, such planning permission or building Permit will be cancelled as per TNCDBR 2019, rule 13.
15. The following charges are collected as follows

Sl.No	Description	Revised Approval Amount Paid	Date
1.	Scrutiny fees	Rs.56,345/-	03.06.2026
2.	Display Board Charges	Rs.1500/-	19.09.2026
3.	CC Charges	Rs. 1,97,932/-	19.09.2026
4.	Security Deposit Charges	Bank Guarantee No:6179826BGOY00096 Issued Dated:09.09.2026	
5.	Development Charge for Building	Rs.91,950/-	19.09.2026
6.	Development Charge for for Land	Rs.15,662/-	19.09.2026
7.	Centage Charge for land	Rs.600/-	20.09.2026
8.	Centage Charge for Building	Rs.20,000/-	20.09.2026
9.	Infrastructure and Amenities Charges	Rs.45,85,650/-	20.09.2026
10.	Shelter Charges	Rs.79,915/-	20.09.2026
11.	Open space reservation charges	1345.12 Sq.m (10.32 %) hand over to local body Vide Document No:6913/2026 dated:15.09.2026	

Encl: Drawing Sheet (1- 20)

(e-signed)
Member Secretary /Joint Director (FAC),
Coimbatore Local Planning Authority,
Coimbatore District.

To

The SpecialOfficer/Block Development Officer,
Vellanaipatti Village panchayat ,Sarkarsamakulam Panchayat Union
Annur Taluk,Coimbatore District.

Copy to

1. M/S. INFINIUM SHELTERS LLP,
   Mr .S.Adharsh Gukan(Power Agent)++++-
   Door No 1733/1 Second Floor ,
   Trichy Road,Ramanathapuram,Coimbatore - 641048.

2. The Chair Person,
   TNRERA Building, No.133, G-Block,
   I Avenue,Anna nagar (East), Chennai – 600102.

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2026.09.24 11:20:53

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.