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DIGITALLY VERIFIED RECORD

PROCEEDINGSOF THE ASSISTANT DIRECTOR /JOINT DIRECTOR (FAC)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: G.PURUSHOTHAMAN., B.E., M.plan.,ASSISTANT DIRECTOR
Online Application No: SWP/BPA/410786/2025

Residential Apartment cum commercial building – DTCP, Chennai - Coimbatore District – District Town and Country Planning Office , Coimbatore – Pollachi Taluk – Vadakkipalayam Village - S.F.No:304/2B for an extent of site area 4745 sq.m. - Proposed Residential cum commercial building for FSI area 12261.61 sq.m. – Technical Concurrence issued – Forwarded for further action - Regarding.

Reference

1. M/s. AAALAM PROMOTERS PRIVATE LIMITED, Online Application Reference No. SWP/BPA/410786/2025, Received Dated: 04.12.2024 & 17.03.2025.
2. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/410786/2025, Dated: 02.01.2025.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.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. No.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. Joint Director, Agriculture Department, Coimbatore District K.Dis.No: MuMu/ E1/16376/2024, Dated: 30.12.2024.
14. District officer, Fire and rescue department, letter K.Dis.No:25353/E1/2024, Dated: 20.12.2024
15. Director of Town and country planning office Circular

Roc.no.4367/2019/BA2, Dated:05.02.2020

16. OSR Fees & Demand payment Request Letter, Dated: 05.04.2025 & 09.04.2025

17. Applicants OSR Fees & demand remittance letter date: 05.04.2025 & 02.05.2025

The applicant remitted the required fees given below for the **Residential cum commercial building**

Description	Payment in Rupees	Paid Date
Centage Charges for Building	Rs. 20000.00/-	Paid on 02.05.2025
Centage Charges for Land	Rs.300.00/-	
Display Board Charges	Rs. 1,500.00/-	
Infra structure and Amenities Charges	Rs. 34,96,950.00/-	
CC Charges	Rs. 1,51,866.00/-	
Security Deposit Charges (Bank Guarantee No. 0275NDDG00001226 date 28.04.2025	Rs.17,48,475.00/-	
Premium FSI	Rs. 3,32,606.00/-	
Shelter Charges	Rs. 24,473.00/-	
Development Charges for Building	Rs. 1,41,100.00/-	
Development Charges for Land	Rs. 11, 400.00/-	
Osra Fees	Rs. 1,13,880.00/-	Paid on 05.04.2025

Order:-

With reference to the 1st cited letter, the applicant M/s. AAALAM PROMOTERS PRIVATE LIMITED has requested for the approval of residential cum commercial building at Coimbatore District, Pollachi Taluk, Vadakkipalayam Village, S.F.No:304/2B for an extent of site area 4745 sq.m. Proposed Residential cum commercial building for FSI area 12261.61 sq.m.

The Assistant Director / Member Secretary / Joint Director (i/c) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remark. Based on the Assistant Director / Member Secretary / Joint Director (i/c) recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to E ”.

The Technical Concurrence is issued under section 47A of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No : 152 / 2025. This Office Technical Approval No.52/2025.The Technical Concurrence has been issued with the following common

and special conditions.

The area statement for the Proposed Residential cum Commercial building is as below.
Area of Site – 4745 sq.m.

Building details: Residential cum commercial building

Sl.No	Building Details	FSI Area Sq.m	Non FSI Area Sq.m	Total Area Sq.m	No of Dwelling Units
1.	**Block - 1 (Area Details)**				
	Stilt Floor	40.95	729.59	770.54	Parking
	First Floor	644.23	63.85	708.08	8
	Second Floor	677.55	0.79	678.34	8
	Third Floor	707.28	0.79	708.07	8
	Fourth Floor	677.55	0.79	678.34	8
	Fifth Floor	606.76	49.05	655.81	8
	Terrace Floor	-	21.29	21.29	-
	Total	**3354.32**	**866.15**	**4220.47**	**40**
2.	**Block - 2 (Area Details) - Residential**				
	Stilt Floor	78.49	757.19	835.68	Parking
	First Floor	768.19	-	768.19	11
	Second Floor	719.49	-	719.49	11
	Third Floor	719.49	-	719.49	11
	Fourth Floor	719.49	-	719.49	11
	Fifth Floor	713.87	-	713.87	11
	Terrace Floor	-	21.29	21.29	-
	Total	**3719.02**	**778.48**	**4497.5**	**55**
3.	**Block – 2 (Area Details)- Commercial**				
	Ground Floor	301.68	21.84	323.52	Kitchen / Dining
	First Floor	231.68	40.31	271.99	Office / Hall
	Second Floor	271.99	0	271.99	Business centre / Library
	Third Floor	129.14	0	129.14	Guest room
	Terrace Floor	0	32.13	32.13	-
	Total	**934.49**	**94.28**	**1028.77**	
4	**Block – 3 (Area Details)**				
	Ground Floor	859.38	15.40	874.78	13
	First Floor	848.6	15.40	864	13
	Second Floor	848.6	15.40	864	13
	Third Floor	848.6	15.40	864	13

	Fourth Floor	848.6	15.40	864	13
	Terrace Floor	0	21.29	0	
	Total	**4253.78**	**98.29**	**4352.07**	**65**

Total Area Details:-

Sl.No	Building Details	FSI Area Sq.m	Non FSI Area Sq.m	Total Area Sq.m	No of Dwelling Units
1	BLOCK 1	3354.32	866.15	4220.47	40
2	BLOCK 2 (Residential block)	3719.02	778.48	4497.5	55
3	BLOCK 2 (Commercial block)	934.49	94.28	1028.77	-
4	BLOCK 3	4253.78	98.29	4352.07	65
5	SECURITY CABIN	-	6.25	6.25	-
	Total	**12261.61**	**1843.45**	**14105.06**	**160**

FSI Calculation: FSI = 12261.61/4745 = 2.58 (0.58 Premium FSI)

Total Number of Dwellings = 160

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions:-

1. The Applicant paid the OSR fees Equivalent to the Guide line Value of Rs. 1,13,880.00/- Dated 05.04.2025 as per the DTCP circular Roc. No.4367/2019/BA2, Dated: 05.02.2020
2. Conditions stipulated in the Fire NOC cited in the reference 14 issued by District Fire officer, Coimbatore, Tamil Nadu Fire and Rescue Services, is to be followed scrupulously
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.

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 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.

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.

General Conditions:-

1. Solar water heating system to be provided to the proposed industrial building. Solar photo voltaic panels to be erected at the 1/3rd 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 Water Supply, 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 details at the place of construction.
11. Fly Ash bricks and Materials must be used for construction.
12. 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 details at the place of construction.
13. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

Encl: Building Plan Map

Joint Director (I/C)
District Town and Country Planning Office,
Coimbatore

To
The Special Officer/ Block Development officer,
Vadakkipalayam Village Panchayat/ Pollachi North Panchayat Union,
Pollachi, Coimbatore.

Copy To

AAALAM PROMOTERS PRIVATE LIMITED,
Door No: 1, Fortune Villa,Gill Nagar Extension 2nd Street,
Choolaimedu, Chennai- 600094

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.05.05 19:11:25

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.