Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
)IMBATORE 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/338963/2024

Subject : HRB - Residential Building (Affordable Housing) – DTCP - Chennai – 107 – Coimbatore District / LPA / Corporation, Coimbatore North Taluk – Vilankurichi Village – S.F.No.139/2C with a Site Area of 4088 sq.m (As per Patta) - FSI Area of 14102.08Sqm - Technical Concurrence issued by the Director of Town and Country Planning - Planning Permission issued - forwarded for further action - Reg.

Reference :

1. Directorate of Town and Country Planning office proceeding (Technical Concurrence) letter, Online Application No SWP/BPA/338963/2024, Dated:12.04.2025.
2. Applicant. Thiru.S.Palaniappan, (GPA) Online Application No: SWP/BPA/338963/2024, Dated: 03.08.2024.
3. High Rise Building Panel Meeting held on 11.12.2024 (Agenda No:06)
4. G.O.No.86, Housing and Urban Development Department, Reference 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/Spl.cell, 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, R.Dis.No.12519/C1/2023, dated:13.09.2023 PP Noc.No.151 /2023.
16. Airport Authority of India NOC ID: COIM/ SOUTH/ B/ 082223/778817, Dated: 14.09.2023.
17. City Health Officer, Coimbatore Corporation No objection Certificate, present status of burial ground letter, Dated:29.01.2025.
18. Environmental Clearance (Issued by the SEIAA, Tamil Nadu), EC Identification No.EC24B038TN190031, File No.10445, Category B, dated:22.03.2024.
19. Demand payment Request Letter, Dated: 15.04.2025
20. Applicant Thiru.S.Palaniappan, (GPA)., Demand remittance Dated: 02.05.2025 & 25.06.2025.
21. Coimbatore LPA meeting Resolution No.03 dated :10.05.2025.
22. Structural design report & drawing wetted copy from Public Work Department, Superintending Engineer, Planning & Designs Circle, Chennai Dated: 14-07.2025.

Fees paid Details

Scrutiny Fees	:	Rs.39402.00	Dated:31.08.2024
Scrutiny Fees(Vide Indian Bank Challan)	:	Rs.2500.00	Dated:25.06.2025
Centage Charge for Building	:	Rs.15000.00	Dated: 02.05.2025
Infrastructure and Amenities Charges	:	Rs.7943930.00	Dated: 02.05.2025
Security Deposit Charges	:	Rs. 3971965.00	Dated: 02.05.2025
CC Charges	:	Rs.198040.00	Dated: 02.05.2025
Shelter Charges	:	Rs.202991.00	Dated: 02.05.2025
Display Board Charges	:	Rs.10000.00	Dated: 02.05.2025
Development Charges for Building	:	Rs. 368000.00	Dated: 02.05.2025
Development Charges for Land	:	Rs.16200.00	Dated: 02.05.2025
Centage Charges For Land	:	Rs.600.00	Dated: 02.05.2025
Premium FSI Charges		Not Applicable	

Body of the letter:

With reference to the 1st Cited letter, the applicant Thiru.S.Palaniappan, (GPA) has requested for the approval of proposed Residential Building (Affordable Housing) at Coimbatore District / LPA / Corporation, Coimbatore North Taluk, Vilankurichi Village, S.F.No.139/2C with a Site Area of 4088 sq.m (As per Patta). FSI Area of 14102.08 Sqm

The above HRB Residential Building proposal was placed in High Rise Building Panel meeting held on 11.12.2024 (Agenda No:06). The subject was discussed and suggestions of High Rise Building panel were obtained.

Technical concurrence was issued by the Director of Town and Country Planning for the Proposed Construction of proposed Residential Building (Affordable Housing) the boundary of the site has been marked as "A to E".

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: 176/ 2025**.

With reference to the letter 19th cited, Demand was issued to the applicant 15.04.2025. Applicant remitted the required fees and submitted on 02.05.2025 & 25.06.2025.

Hence, the planning permission is issued with below conditions for the above proposal and numbered as **Planning Permission No: 366/2025**. 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 (Affordable Housing) is as below:

Area of Site: 4046.82 Sq.m (As per Document)

Area of Site: 4088.00 Sq.m (As per Patta)

HRB Residential Building (Affordable Housing) Area Statement in sqm

Sl.No	Building Details	FSI area	Deduction	Non FSI	Total Build up area	Number of Dwelling Units
1.	Basement Floor	36.01	65.22	2608.85	2644.86	Parking & Plant room
	Stilt Floor	60.20	63.93	922.81	983.01	Meter Room Servant Toilets & Parking

	First Floor	956.89	51.85		956.89	10
	Second Floor	971.38	36.43	-	971.38	10
	Third Floor	971.38	36.43	-	971.38	10
	Fourth Floor	971.38	36.43	-	971.38	10
	Fifth Floor	971.38	36.43	-	971.38	10
	Sixth Floor	971.38	36.43	-	971.38	10
	Seventh Floor	971.38	36.43	-	971.38	10
	Eighth Floor	971.38	36.43	-	971.38	10
	Ninth Floor	971.38	36.43	-	971.38	10
	Tenth Floor	971.38	36.43	-	971.38	10
	Eleventh Floor	971.38	36.43	-	971.38	10
	Twelth Floor	971.38	36.43	-	971.38	10
	Thirteenth Floor	971.38	36.43	-	971.38	10
	Fourteenth Floor	971.38	36.43	-	971.38	10
	Fifteenth Floor	403.89	12.50	-	403.89	Club House (Gym & Indoor Games)
	Terrace Floor	-	-	66.30	66.30	
2.	Generator Room	17.15	-	-	17.15	
	Total	**14102.08**	**667.09**	**3597.96**	**17700.04**	**140 Units**

Total FSI Area : 14102.08 Sqm
Normally permissible FSI - 2.5

Premium FSI - 40% allowed, Hence Maximum Permissible FSI- 2.5 + 1=3.50

Total FSI Achieved : 14102.08/4046.82 = 3.486

All the Dwelling Units Carpet Area is below 90sqm, Hence Premium FSI Charges not applicable as per TNCD&BR-2019 rule 39, sub rule 23 (a & b).

The Planning permission is issued with the following special and General conditions:-

Special Conditions:

1. The OSR-1 (earmarked as 1 to 4) area 410.26sqm shown in the site plan is handed over to Coimbatore corporation vide document No: 4687/2025 Dated : 17.06.2025

2. Scheme Road widening portion earmarked as (A1 to A4) 243.00sqm land is handed over to Coimbatore corporation vide document No: 4687/2025 Dated : 17.06.2025.

3. Structural design report and drawing for the entire structure is obtained from Public Works Department vide reference 22nd cited.

4. Conditions stipulated in the Noc cited in the reference 15 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

5. Conditions stipulated in the Airport Authority NOC for height clearance cited in the reference 16 issued by Airport Authority of India is to be followed scrupulously.

6. Conditions stipulated in the Noc cited in the reference 17 issued by City Health Officer, Coimbatore Corporation is to be followed scrupulously.

7. Conditions stipulated in the Noc cited in the reference 18 issued by Environmental Clearance (Issued by the SEIAA, Tamil Nadu) is to be followed scrupulously.

8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
9. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
10. 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.

11. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

12. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical Concurrence and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

13. According to G.O No 18 Municipal Administration and Water supply Department, 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 and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.

14. 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 responsibility 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.

15. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.

16. This Permit is furnished by virtue of power delegated by Coimbatore Local Planning Authority under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.

17. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on which the Decision or order was Communicated.

18. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority. i).If the details given by the applicant is found to be false (or) ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.

19. 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. 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 within 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. If the details given by the applicant is found to be false (or)

    b. 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. 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 GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and register engineer details at the place of construction.

14. In case the documents submitted for approval found fake the Planning Permission would be canceled 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 concern local body. 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.

Encl: Building Plan Map with E-sign

Member Secretary /Joint Director (FAC)
Coimbatore local Planning Authority
Coimbatore District

To

The Commissioner.
Coimbatore Corporation,
Coimbatore

.

Copy to

Mr Palaniappan S
No.157, 4th Floor,
Habibullah Road,
T-Nagar
Chennai- 600017
Mobile Number-9677096424
Email Id-suresh_lasnchn@jainhousing.co.in

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.07.17 19:04:48

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

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

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.