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DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number : SWP/BPA/0512502/2025

Sir / Madam,

Subject : NHRB- - Residential Building – DTCP- Chennai –107 – Coimbatore District / LPA, Perur Taluk – Dhaliyur Town Panchayat, Kalikanaickenpalayam Village (HACA Village) in S.F.No.830; 832/2; 833/1, 833/2; 866/2 with a Site Area of 41750Sqm (As per Patta) - FSI Area of 79326.29Sq.m - Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. Applicant. M/s. Ananya Shelters Private Limited, Represented by its Chairman & Managing Director Thiru. A. Yuvaraj, Online Application Reference No. SWP/ BPA/ 0512502/ 2025, Dated: 26.04.2025.
2. Assistant Director /Joint Director(i/c) / Member Secretary, Coimbatore LPA / Coimbatore District Town and Country Planning Office Inspection Report of Online Application No. SWP/ BPA / 0512502 / 2025, Dated:29.04.2025.
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. 12201/2017/BA1, Dated: 22.09.2017.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
12. Principal Chief conservator of Forests (Head of Department) letter, K. Dis No.TS2/14748/2024, Dated: 24.05.2024.
13. Principal Chief conservator of Forests (Head of Forest Force) letter, K. Dis No. TS2/322/2024, Dated: 04.10.2024.

14. Deputy Director, Department of Geology and mining, Coimbatore, letter Rc No.405 / Mines / 2024, Dated: 22.05.2024.
15. Assistant Director, Department of Geology and mining, Coimbatore, letter Rc No.951 / Mines / 2024, Dated: 25.09.2024.
16. Revenue Divisional Officer, Coimbatore South, Letter K.Dis No.2508/2024/A1,Dated: 09.05.2024.
17. Revenue Divisional Officer, Coimbatore South, Letter K.Dis No.5634/2024/A1,Dated: 10.09.2024.
18. Environmental Clearance, Government of India, Ministry of Environment, Forest and Climate Change (issued by the State Environmental Impact Assessment Authority (SEIAA), EC identification No.EC24C3801TN5981157N,File No.11586,Category-B2, Dated: 12.01.2025.
19. G.O.(2D) No.119, Housing and urban development UD4(1) Department, Dated: 07.04.2025.(Land use conversion)
20. G.O.(2D) No.116, Housing and urban development UD4(1) Department, Dated: 07.04.2025.(Land use conversion)
21. Tamil Nadu Government Gazette No.17, Dated:30.04.2025 Page No.214. (land use G.O Published in Gazette)

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Order

With reference to the 1st Cited letter, the applicant M/s. Ananya Shelters Private Limited, has requested for the approval of proposed construction of Residential Building in Coimbatore District / LPA, Perur Taluk, Dhaliyur Town Panchayat, Kallikanaickenpalayam Village (HACA Village) in S.F.No.830;832/2;833/1, 833/2; 866/2 in a Site Area of 41750sqm (As per Patta) with a FSI Area of 79326.29Sq.m.

The Assistant Director / Joint Director (i/c), Member Secretary of Coimbatore Local Planning Authority, District Town and Country Planning Office, Coimbatore has recommended the proposal with a site inspection remarks.

Based on the Assistant Director / Member Secretary recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to O"**

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: 263 / 2025.**

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

Total Area of the Site - 41750sqm (As per Patta)

Total Area of the Site - 41726.59sqm (As per Document)

Building details: Residential Building

Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Built up Area (Sqm)	No of Dwellings
Block -1 (A)				
Stilt Floor	-	677.82	677.82	Parking
First Floor	652.67	-	652.67	4
Second Floor	652.67	-	652.67	4
Third Floor	652.67	-	652.67	4
Fourth Floor	652.67	-	652.67	4
Fifth Floor	652.67	-	652.67	4
Terrace Floor	-	31.86	31.86	Head Room
Sub Total	**3263.35**	**709.68**	**3973.03**	**20 Units**
Block - 2 (B)				
Stilt Floor	-	677.82	677.82	Parking
First Floor	652.67	-	652.67	4
Second Floor	652.67	-	652.67	4
Third Floor	652.67	-	652.67	4
Fourth Floor	652.67	-	652.67	4
Fifth Floor	652.67	-	652.67	4
Terrace Floor	-	31.86	31.86	Head Room
Total	3263.35	709.68	3973.03	20 Units
Block - 3 (C)				
Stilt Floor	-	677.82	677.82	Parking
First Floor	652.67	-	652.67	4
Second Floor	652.67	-	652.67	4
Third Floor	652.67	-	652.67	4
Fourth Floor	652.67	-	652.67	4

Fifth Floor	652.67	-	652.67	4
Terrace Floor	-	31.86	31.86	Head Room
Total	3263.35	709.68	3973.03	20 Units
Block - 4 (D)				
Stilt Floor	-	677.82	677.82	Parking
First Floor	652.67	-	652.67	4
Second Floor	652.67	-	652.67	4
Third Floor	652.67	-	652.67	4
Fourth Floor	652.67	-	652.67	4
Fifth Floor	652.67	-	652.67	4
Terrace Floor	-	31.86	31.86	Head Room
Total	**3263.35**	**709.68**	**3973.03**	**20 Units**
Block - 5 (E)				
Stilt Floor	-	372.65	372.65	Parking
First Floor	372.65	-	372.65	2
Second Floor	372.65	-	372.65	2
Third Floor	372.65	-	372.65	2
Fourth Floor	372.65	-	372.65	2
Fifth Floor	372.65	-	372.65	2
Terrace Floor	-	45.27	45.27	Head Room
Total	**1863.25**	**417.92**	**2281.17**	**10 Units**
Block - 6 (F)				
Stilt Floor	-	803.67	803.67	Parking
First Floor	761.32	-	761.32	4
Second Floor	761.32	-	761.32	4
Third Floor	761.32	-	761.32	4
Fourth Floor	761.32	-	761.32	4
Fifth Floor	761.32	-	761.32	4
Terrace Floor	-	32.90	32.90	Head Room
Total	**3806.60**	**836.57**	**4643.17**	**20 Units**

Block - 7 (G)				
Stilt Floor	-	1237.46	1237.46	Parking
First Floor	1163.24	-	1163.24	6
Second Floor	1163.24	-	1163.24	6
Third Floor	1163.24	-	1163.24	6
Fourth Floor	1163.24	-	1163.24	6
Fifth Floor	1163.24	-	1163.24	6
Terrace Floor	-	66.67	66.67	-
Total	**5816.20**	**1304.13**	**7120.33**	**30 Units**
Block - 8 (H)				
Stilt Floor	-	787.13	787.13	Parking
First Floor	745.65	-	745.65	4
Second Floor	745.65	-	745.65	4
Third Floor	745.65	-	745.65	4
Fourth Floor	745.65	-	745.65	4
Fifth Floor	745.65	-	745.65	4
Terrace Floor	-	35.99	35.99	-
Total	**3728.25**	**823.12**	**4551.37**	**20 Units**
Block - 9 (J)				
Stilt Floor	-	370.63	370.63	Parking
First Floor	370.63	-	370.63	2
Second Floor	370.63	-	370.63	2
Third Floor	370.63	-	370.63	2
Fourth Floor	370.63	-	370.63	2
Fifth Floor	370.63	-	370.63	2
Terrace Floor	-	39.27	39.27	-
Total	**1853.15**	**409.90**	**2263.05**	**10 Units**
Block - 10 (K)				
Stilt Floor	-	1663.61	1663.61	Parking
First Floor	1538.50	-	1538.50	8

Second Floor	1538.50	-	1538.50	8
Third Floor	1538.50	-	1538.50	8
Fourth Floor	1538.50	-	1538.50	8
Fifth Floor	1538.50	-	1538.50	8
Terrace Floor	-	73.53	73.53	-
Total	**7692.50**	**1737.14**	**9429.64**	**40Units**
Block - 11 (L)				
Stilt Floor	-	535.20	535.20	Parking
First Floor	508.49	-	508.49	4
Second Floor	508.49	-	508.49	4
Third Floor	508.49	-	508.49	4
Fourth Floor	508.49	-	508.49	4
Fifth Floor	508.49	-	508.49	4
Terrace Floor	-	34.77	34.77	-
Total	2542.45	569.97	3112.42	**20**
Block - 12 (M)				
Stilt Floor	-	542.99	542.99	Parking
First Floor	493.71	-	493.71	4
Second Floor	493.71	-	493.71	4
Third Floor	493.71	-	493.71	4
Fourth Floor	493.71	-	493.71	4
Fifth Floor	493.71	-	493.71	4
Terrace Floor	-	30.08	30.08	-
Total	2468.55	573.07	3041.62	**20**
Block - 13 (N)				
Stilt Floor	-	542.99	542.99	Parking
First Floor	493.71	-	493.71	4
Second Floor	493.71	-	493.71	4
Third Floor	493.71	-	493.71	4
Fourth Floor	493.71	-	493.71	4
Fifth Floor	493.71	-	493.71	4

Terrace Floor	-	30.08	30.08	-
Total	**2468.55**	**573.07**	**3041.62**	**20Units**
Block - 14 (X)				
Stilt Floor	-	542.99	542.99	Parking
First Floor	493.71	-	493.71	4
Second Floor	493.71	-	493.71	4
Third Floor	493.71	-	493.71	4
Fourth Floor	493.71	-	493.71	4
Fifth Floor	493.71	-	493.71	4
Terrace Floor	-	30.08	30.08	-
Sub Total	**2468.55**	**573.07**	**3041.62**	**20Units**
Block - 15 (W)				
Stilt Floor	-	670.43	670.43	Parking
First Floor	606.60	-	606.60	6
Second Floor	606.60	-	606.60	6
Third Floor	606.60	-	606.60	6
Fourth Floor	606.60	-	606.60	6
Fifth Floor	606.60	-	606.60	6
Terrace Floor	-	32.32	32.32	-
Sub Total	**3033.00**	**702.75**	**3735.75**	**30Units**
Block - 16 (P)				
Stilt Floor	-	670.43	670.43	Parking
First Floor	606.60	-	606.60	6
Second Floor	606.60	-	606.60	6
Third Floor	606.60	-	606.60	6
Fourth Floor	606.60	-	606.60	6
Fifth Floor	606.60	-	606.60	6
Terrace Floor	-	32.32	32.32	-
Total	**3033.00**	**702.75**	**3735.75**	**30Units**
Block - 17 (Q)				
Stilt Floor	-	469.74	469.74	Parking

First Floor	447.50	-	447.50	4
Second Floor	447.50	-	447.50	4
Third Floor	447.50	-	447.50	4
Fourth Floor	447.50	-	447.50	4
Fifth Floor	447.50	-	447.50	4
Terrace Floor	-	36.05	36.05	-
Sub Total	**2237.50**	**505.79**	**2743.29**	**20Units**
Block – 18 (V)				
Stilt Floor	-	822.19	822.19	Parking
First Floor	741.99	-	741.99	6
Second Floor	741.99	-	741.99	6
Third Floor	741.99	-	741.99	6
Fourth Floor	741.99	-	741.99	6
Fifth Floor	741.99	-	741.99	6
Terrace Floor	-	66.41	66.41	-
Sub Total	**3709.95**	**888.60**	**4598.55**	**30Units**
Block – 19 (S)				
Stilt Floor	-	822.19	822.19	Parking
First Floor	741.99	-	741.99	6
Second Floor	741.99	-	741.99	6
Third Floor	741.99	-	741.99	6
Fourth Floor	741.99	-	741.99	6
Fifth Floor	741.99	-	741.99	6
Terrace Floor	-	66.41	66.41	-
Sub Total	**3709.95**	**888.60**	**4598.55**	**30Units**
Block – 20 (R)				
Stilt Floor	-	535.20	535.20	Parking
First Floor	508.49	-	508.49	4
Second Floor	508.49	-	508.49	4
Third Floor	508.49	-	508.49	4
Fourth Floor	508.49	-	508.49	4

Fifth Floor	508.49	-	508.49	4
Terrace Floor	-	34.77	34.77	-
Sub Total	**2542.45**	**569.97**	**3112.42**	**20Units**
Block – 21 (T)				
Stilt Floor	-	822.19	822.19	Parking
First Floor	741.99	-	741.99	6
Second Floor	741.99	-	741.99	6
Third Floor	741.99	-	741.99	6
Fourth Floor	741.99	-	741.99	6
Fifth Floor	741.99	-	741.99	6
Terrace Floor	-	66.41	66.41	-
Sub Total	**3709.95**	**888.60**	**4598.55**	**30Units**
Block – 22 (U)				
Stilt Floor	-	822.19	822.19	Parking
First Floor	741.99	-	741.99	6
Second Floor	741.99	-	741.99	6
Third Floor	741.99	-	741.99	6
Fourth Floor	741.99	-	741.99	6
Fifth Floor	741.99	-	741.99	6
Terrace Floor	-	66.41	66.41	-
Sub Total	**3709.95**	**888.60**	**4598.55**	**30Units**
Block – 23 Amenities Block				
Ground Floor	1023.48	-	1023.48	
First Floor	998.96	-	998.96	
Second Floor	998.96	-	998.96	
Third Floor	998.96	-	998.96	
Terrace Floor	-	52.42	52.42	
Sub Total	**4020.36**	**52.42**	**4072.78**	
Block – 24 Office Block				
Ground Floor	245.82	-	245.82	

First Floor	245.82	-	245.82	
Second Floor	245.82	-	245.82	
Third Floor	245.82	-	245.82	
Terrace Floor	-	23.58	23.58	
Sub Total	**983.28**	**23.58**	**1006.86**	
Block – 25 Meditation Hall				
Ground Floor	473.68	-	473.68	
Block – 26 Swimming Pool				
Ground Floor	401.77	-	401.77	
Total	**79326.29**	**16768.34**	**96094.63**	**510Units**

Total FSI Area: 79326.29Sqm

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

Special Conditions

1. The OSR 1 (1 to 8) 4295.08sqm shown in the site plan should be handed over to local body before issue of planning permission.
2. Approach road for OSR earmarked as (I to VIII) 660.51sqm should be handed over to local body before issue of planning permission.
3. Conditions stipulated in the NOC issued by The Principal Chief Conservator of Forests cited in the reference 12 &13 is to be followed scrupulously.
4. Conditions stipulated in the NOC issued by Office of the Assistant Director, Geology and Mining, Coimbatore District cited in the reference 14 &15 is to be followed scrupulously.
5. Conditions stipulated in the NOC issued by Revenue Divisional Officer, Coimbatore South, cited in the reference 16 & 17 is to be followed scrupulously.
6. Conditions stipulated in the Environmental Clearance cited in the reference 18 issued by the State Environmental Impact Assessment Authority (SEIAA) is to be followed scrupulously.
7. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
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 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.

13. 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 residential 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 WaterSupply,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. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

Director of Town and Country Planning

To,
The Assistant Director /Joint Director (i/c),
Member Secretary,
District Town and Country planning office,
Coimbatore District.

Signature valid
Signed by: Director
Location:null
Date:2025.05.27 18:24:44

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Every record check run on one property and returned as a single report.
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An advocate's written opinion on the title, built on the records we pull for it.
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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

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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

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- 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
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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.