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DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number: SWP/BPA/0624890/2025

Sir/Madam,

Subject : HRB – Residential Building – DTCP – Chennai –107 – Coimbatore District / LPA / Corporation / North Taluk / Vilankurichi Village, New Ward No.Y, Block No.2, (Old S.F.Nos.294/1Part and 294/2), New T.S.No.18/4, and 18/5 with a total site extent of 7368.00 Sqm (As per TSLR) - Total FSI area – 20562.48Sqm - Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. M/s. Sree Daksha Infrastructure Private Limited, Represented by its Director Mr.R.Ramanarayanan, Online Application Reference No. SWP / BPA / 0624890 / 2025, Dated: 18.08.2025.
2. Assistant Director / Joint Director(i/c), Member Secretary, Coimbatore LPA, District Town and Country Planning Office, Coimbatore Inspection Report of Online Application No. SWP/BPA/0624890/2025, Dated: 19.08.2025.
3. HRB Meeting held on 14.11.2025, (Subject No.5)
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.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. 4367/2019/BA2, Dated: 05.02.2020.
11. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
12. G.O.(Ms)No.171, Housing and Urban Development Department, (UD4(1)), dated 30.10.2025.
13. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486 / 2009 / BA2, Dated: 16.04.2009.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201 / 2017 / BA1, Dated: 22.09.2017.

M/s Sree Daksha Infrastructure Private Limited

DIRECTOR

16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/SplCell, Dated: 14.12.2017.
17. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP NOC No:218/2025, Dated:10.11.2025 Online Application Token No: 336295, Dated:15.10.2025.
18. Airport Authority in NOC ID No. COIM /SOUTH/ B/012126 / 2376859, Dated:13.02.2026 Valid upto 12.02.2034
19. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) EC identification No.EC26C3801TN5519905N, File No.13320, Category: E2, Dated: 25.02.2026.
20. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 29.12.2025.

Order

With reference to the 1st Cited letter, the applicant M/s.Sree Daksha Infrastructure Private Limited, Represented by its Director Mr.R.Ramanarayanan has requested for the approval of proposed construction of High Rise Residential Building in Coimbatore District / LPA / Corporation / North Taluk / Vilankurichi Village,New Ward No.Y, Block No.2, (Old S.F.Nos.294/1Part and 294/2),New T.S.No.18/4, and 18/5 with a total site extent of 7368.00Sqm (As per TSLR) and total FSI area of 20562.48Sqm.

The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 14.11.2025. The subject was discussed and suggestions of High Rise Building panel were obtained.

The Assistant Director / Joint Director / Member Secretary, Coimbatore LPA, District Town and Country Planning Office, Coimbatore has recommended the proposal with site inspection remarks.

Based on the Assistant Director / Joint Director/ Member Secretary, recommendation and High Rise Building Panel recommendation the applicant request has been accepted.

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: 156 /2026.**

M/s Sree Daksha Infrastructure Private Limited

DIRECTOR

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

Total Area of the Site – 7368.00 Sqm

High Rise Residential Building Area details in Sqm

Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Total Build up area in Sq.m	No of Dwelling Units
Basement Floor -2	-	3113.21	3113.21	Parking
Basement Floor -1	279.47	4795.29	5074.76	Parking & Indoor Shuttle Court
Stilt Floor	1061.33	2053.65	3114.98	Amenities & Parking
First Floor	1929.35	-	1929.35	08
Second Floor	2874.34	-	2874.34	14
Third Floor	2874.34	-	2874.34	14
Fourth Floor	2874.34	-	2874.34	14
Sixth Floor	2874.34	-	2874.34	14
Sixth Floor	2874.34	-	2874.34	14
Seventh Floor	2874.34	-	2874.34	14
Terrace Floor	-	103.30	103.30	-
Sub Total	20516.19	10065.45	30581.64	92
Block – B				
Ground Floor	46.29	-	46.29	-
Security	-	6.25	6.25	-
Total	**20562.48**	**10071.70**	**30634.18**	**92 Units**

Total FSI Area = 20562.48sqm.

Normally Permissible FSI : 2.0

Achieved FSI : 2.79

Premium FSI : 0.79

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

Special Conditions

1. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.
2. As per reference 10th cited circular and 11th cited Government order, Open space reservation charges is to be collected from applicant before issue of Planning Permission from the District Town and Country Planning Office, Coimbatore.

M/s Sree Daksha Infrastructure Private Limited

DIRECTOR

3. Eligibility for the payment of OSR Charges is to be ensured and OSR Charges is to be collected from the applicant before issue of Planning Permission from the District Town and Country Planning Office, Coimbatore.

4. Applicant has to pay Premium FSI Charges and Shelter charges before issue of Planning Permission from the District Town and Country Planning Office, Coimbatore.

5. Conditions stipulated in the Noc cited in the reference 17 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

6. Conditions stipulated in the Airport Authority NOC cited in the reference 18th issued by Airport Authority of India is to be followed scrupulously.

7. Conditions stipulated in the Environmental Clearance cited in the reference 19th issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.

8. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 in buildings where the number of dwelling units exceeds 50, car and two Wheeler parking space earmarked for visitors shall be provided with fast charging points.

9. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the emphanelled Agency is to be submitted before issue of Planning Permission from the District Town and Country Planning Office, Coimbatore District.

10. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

11. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

12. 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.

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

14. 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.

M/s Sree Daksha Infrastructure Private Limited

DIRECTOR

15. 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 High Rise Residential Building. Solar photo voltaic panels to be erected at the 1/3 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 including quality Auditor 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 / Member Secretary,
Coimbatore Local Planning Authority,
District Town and Country planning office,
Coimbatore District.

Signature valid
Signed by: Director
Location:null
Date:2026.02.27 16:35:36

M/s Sree Daksha Infrastructure Private Limited

DIRECTOR

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.