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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)

COIMBATORE LOCAL PLANNING AUTHORITY

COIMBATORE 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/0642888/2025 **Date: 27.11.2025**

Subject: Revised Construction of Residential Building - District Town and Country Planning - Coimbatore Local Planning Authority - Annur Taluk - Keeranatham Village - S.F.Nos: 422/4A2, 422/5A2 & 422/5B2 – Site extent of 4164.70 Sq.m - Revised construction of an Residential building for FSI area 10798.20 sq.m - Technical concurrence issued from the Director, DTCP, Chennai - Planning Permission issued - Forwarded for further action - Reg.

Reference :

1. Applicant. M/s. NOVASCAPE REALTY VENTURES LLP, Coimbatore Online Application No: SWP/BPA/0642888/2025, Dated: 04.09.2025.
2. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application no. SWP/BPA/0642888/2025, Dated: 14.11.2025 (BP/DTCP No: 560/2025)
3. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application no. SWP/BPA/462592/2025, Dated: 07.05.2025
4. Joint Director, Coimbatore Town and country Planningoffice, Planning permission issued Online application No:SWP/BPA/462592/2025, Dated 31.05.2025.
5. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
10. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
11. G.O.(MS) No.01, Housing and Urban Development UD4(1) Department, Dated: 02.01.2023.
12. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
13. Circular from the Director of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.
14. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
15. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
16. Demand payment Request Letter, Dated: 18.11.2025
17. Applicants. M/s. NOVASCAPE REALTY VENTURES LLP Coimbatore Demand remittance letter Dated:18.11.2025 & 19.11.2025.

Fees paid Details for Building

Sl.No	Description	Amount	Date	E-Challan No.
1.	Scrutiny fees	20443.00	04.09.2025	---
2.	CC Charges	152566.00	18.11.2025	---
3.	Display Board Charges	1500.00		
4.	Development Charges for Building	70875.00		
5.	Development Charges for Land	5028.00		
6.	Centage Charge for Land	900.00	19.11.2025	20251118032952
7.	Centage Charge for Building	40000.00		
8.	Open space reservation charges	188550.00	13.05.2025	Already paid vide online Building application No: SWP/BPA/0462592/2025
10.	Shelter Charges	1.00	19.11.2025	20251118033062
12.	Shelter Charges	38600.00	28.05.2025	Already paid vide online Building application No: SWP/BPA/0462592/2025
\13.	Security Deposit Charges	1537600.00	28.05.2025	Already paid vide online Building application No: SWP/BPA/0462592/2025
14.	Security Deposit Charges	2150.00	25.11.2025	---
15.	Infrastructure and Amenities Charges	3075150	28.05.2025	Already paid vide online Building application No: SWP/BPA/0462592/2025
16.	Infrastructure and Amenities Charges	4275.00	25.11.2025	20251125005272
17.	Premium FSI Charges	553500.00		Already paid vide online Building application No: SWP/BPA/0462592/2025

ORDER

With reference to the 1st Cited letter, the applicant M/s. NOVASCAPEREALTYVENTURES LLP has requested for the Revised and additional construction of residential building at Coimbatore District,Coimbatore Local Planning area, Annur Taluk, Keeranatham Village, S.F.Nos: 422/4A2, 422/5A2 & 422/5B2 for an extent of site area 4164.70 sq.m. Reference to the 3rd cited, Director of Town and country planning office, the boundary of the site has been marked as "A to D" Site Extent of 4164.70Sq.m and Block - 1 (Stilt + 5 floors), Block - 2 (Stilt + 5 floors), Block -3 (Stilt +3floors) Total FSI area - 10789.40 sq.m are already Technical concurrence issued by Director, DTCP Chennai vide B.P./ D.T.C.P No: 225/2025 and as per reference to the 4th cited, Planning permission issued by Assistant Director, Coimbatore Town and country Planning Office, vide Planning permission No. 311 / 2025.

In this same site revised and additional construction of (Block 1,2&3) has recommended the proposal. The applicant request has been accepted and the boundary of the site has been marked as "A to D". and the technical Concurrence is issued for the above proposal and numbered as B.P / DTCP No: 560 / 2025 vide reference 2nd cited, Directorate of Town and country planning proceeding letter dated: 14.11.2025.

With reference to the letter 16th cited letter, Demand was issued to the applicant 18.11.2025. Applicant remitted the required fees and submitted remittance letter to the office on 18.11.2025 & 19.11.2025.

As per Section 49 of Town and Country Planning Act 1971, the planning permission is issued for the above proposal and numbered as **Planning Permission No: 827/2025**. The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following.

Area of the Site – 4164.70 Sqm

Building Details: Revised & Additional Construction Residential Building

REVISED BUILDING AREA DETAILS - (BLOCK-1)

S.N0	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL BUILT-UP AREA (SQM)	DWELLING UNITS
1	Stilt Floor	-	1177.10	1177.10	Parking
2	First Floor	1174.30	2.80	1177.10	10 Dwelling Units
3	Second Floor	1174.30	2.80	1177.10	10 Dwelling Units
4	Third Floor	1174.30	2.80	1177.10	10 Dwelling Units
5	Fourth Floor	1174.30	2.80	1177.10	10 Dwelling Units
6	Fifth Floor	1174.30	2.80	1177.10	10 Dwelling Units
7	Terrace Floor	-	73.00	73.00	
	TOTAL AREA	**5871.50**	**1264.10**	**7135.60**	50 Dwelling Units

REVISED BUILDING AREA DETAILS - (BLOCK-2)

S.N0	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL BUILT-UP AREA (SQM)	DWELLING UNITS
1	Stilt Floor	-	869.60	869.60	Parking
2	First Floor	865.20	4.40	869.60	07 Dwelling Units
3	Second Floor	865.20	4.40	869.60	07 Dwelling Units
4	Third Floor	865.20	4.40	869.60	07 Dwelling Units
5	Fourth Floor	865.20	4.40	869.60	07 Dwelling Units
6	Fifth Floor	865.20	4.40	869.60	07 Dwelling Units
7	Terrace Floor	-	60.30	60.30	
	TOTAL AREA	**4326.00**	**951.90**	**5277.90**	35 Dwelling Units

REVISED BUILDING AREA DETAILS - (BLOCK-3)

S.N0	FLOOR	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL BUILDUP AREA (SQM)	DWELLING UNITS
1	Stilt Floor	43.30	142.50	185.80	Parking
2	First Floor	185.80	-	185.80	Community Hall
3	Second Floor	185.80	-	185.80	Kids Play Area + Gym
4	Third Floor	185.80	-	185.80	Swimming Pool
	TOTAL AREA	**600.70**	**142.50**	**743.20**	
	Deck Slab @ 2.89m Height Level (Additional)	-	1001.60	1001.60	Deck Slab
	GRAND TOTAL	**10798.20**	**3360.10**	**14158.30**	85 Dwellings + Community Hall +Kids Play Area +Gym + Swimming Pool

Total Number of Dwelling Units - 85 units

Existing Planning permission FSI area - 10789.40 sq.m.

Revised FSI area - 10798.20 sq.m.

FSI - 2.595 (premium FSI - 0.595)

Special Conditions

1. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.

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

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

4. 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.

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

6. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance 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.

7. 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.

8. 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.

9. 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.

10. The Tamil Nadu Government in G.O.Ms. No. 112, Housing and Urban Development Department dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estate project with the Real Estate Regulatory Authority.

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. 1.If the details given by the applicant is found to be false (or)
    b. 2. 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. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and registered engineer details at the place of construction.
13. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
15. 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.

16. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

Encl: Building Plan Map with E-sign

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

To

The Special Officer/ Block Development Officer,
Keeranatham Village,
Sarkarsamakulam Panchayat Union,
Coimbatore.

Copy to

1. **M/s. NOVASCAPE REALTY VENTURES LLP**
   57, Kiliyampatti Road,
   Velankattuvalasu,
   Kaspapettai (PO),
   Erode-638115.
   Mobile Number-9364445177
   Email Id-novascapellp@gmail.com

2. The Chair Person,
   Tamil Nadu Real Estate Regulatory Authority,
   CMDA Tower - II, 1st Floor,
   No.1A, Gandhi Irwin Bridge Road, Egmore,
   Chennai - 600 008.

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.11.27 15:34:00

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
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Services we run for you
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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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