



EDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: G. PURUSHOTHAMAN B.E., M.Plan.,

ASSISTANT DIRECTOR

Online Building Plan Application - Planning permission

Application Number - SWP/BPA/624242/2025

Sir,

Subject : Residential (Affordable Housing) Building – DTCP, Chennai - Coimbatore District– Coimbatore Corporation/ North Taluk- Vilankurichi village of Ward No.- Z (26)- Block No.- 06- T.S.No:89/1, 89/2(Old S.F No. 435/1) With An extent of 5330.71 Sq.m FSI Area of 14865.77 Sq.m- Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference:

1. Applicant, M/s. TNCD LLP., Coimbatore Online Application Reference No. SWP/BPA/624242/2025 Dated: 16.08.2025
2. Assistant Director/ Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No: SWP/ BPA /624242/ 2025, Dated: 11.08.2025 and 02.09.2025.
3. Director of Town and country Planning, Chennai Online Application No. SWP/ BPA /624242/ 2025, Dated:25.11.2025. (Technical concurrence issued vide No. **B.P/DTCP No: 596 /2025**)
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. 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/Splcell, Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai circular
Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020
14. Airport Authority of India, NOC letter
COIM/SOUTH/B/092725/2048490, Dated: 31.10.2025 .
15. Demand payment Request Letter, Dated: 26.11.2025
16. Applicant M/s. TNCD LLP., Coimbatore demand remittance letter
dated: 27.11.2025.
17. LPA Resolution No.03/2025. Date.26.12.2025.

Fees Details

Scrutiny Fees	- Rs. 46028.00	Date.16.08.2025.
OSR Charges	-Rs.9582467.00	Date. 28.11.2025
Centage Charge for Building	-Rs. 19000.00	E Challan no. 20251127024989 Date.27.11.2025
Centage for Land	-Rs. 600.00	
Infrastructure and Amenities Charges	-Rs.4237950.00	
Development Charge for Building	-Rs. 380400.00	online receipt no. 20251127624242 Date.27.11.2025
Development Charge for Land	-Rs. 21360.00	
Security Deposit	-Rs.2118975.00	
Display Board Charges	-Rs. 1500.00	
CC Charges	-Rs. 204713.00	
Shelter Charges	- Not Applicable	
Premium FSI Charges	-Not Applicable	

ORDER

With reference to the 1st cited letter, the applicant M/s. TNCD LLP., has requested for the approval of Residential (Affordable Housing) Building, Coimbatore District, Coimbatore Corporation/ North Taluk, Vilankurichi village of Ward No.- Z (26), Block No.- 06, T.S.No:89/1, 89/2(Old S.F No. 435/1) With An extent of 5330.71 Sq.m, FSI Area of 14865.77 Sq.m.

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

Based on the Assistant Director/Joint Director (i/c) Member Secretary, Coimbatore LPA, District Town and Country Planning Office, Coimbatore recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to D”.

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: 596 /2025**. This Office **Planning Permission No - 887/2025** and valid for a duration of 8Years from e-sign.

Planning Permission has been issued with the following common and special conditions.

Building details : Proposed Group Development Residential building

Area of Site – 5330.71 Sq.m

Proposed Residential Building (Affordable Housing) in Sqm

Description	Floor Area (in Sqm)	Deduction (OTS)	Non-FSI Area in Sq.m	FSI Area in Sqm	Total Build up Area in Sqm	No.of Dwelling
Basement Floor	3999.22	-	3932.38	66.84	3999.22	-
Ground Floor	2630.54	86.75	140.91	2402.88	2543.79	27
First Floor	2608.27	129.06	-	2479.21	2479.21	31
Second Floor	2608.27	129.06	-	2479.21	2479.21	31
Third Floor	2608.27	129.06	-	2479.21	2479.21	31
Fourth Floor	2608.27	129.06	-	2479.21	2479.21	31
Fifth Floor	2608.27	129.06	-	2479.21	2479.21	31
Terrace Floor (Head Room)	-	-	70.32	-	-	-
Watchman Room	-	-	6.25	-	-	-
Total Area	19671.11	732.05	4149.86	14865.77	19015.63	182

Proposed FSI Area – 14865.77Sqm

FSI- 2.789 (Premium FSI)

Total No.of Dwelling-182 Units

Special Conditions

1. As per 13th cited, DTCP circular Roc. No.4367/2019/BA2, dated: 05.02.2020, as per Government guideline value, OSR Fees paid by the applicant through online
2. Conditions stipulated in the Airport Authority NOC for height clearance
NOC cited in the reference 14 issued by Airport Authority of India 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. 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. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical Concurrence 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.
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. "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.
9. According to G.O No 18 Department of Municipal Administration and WaterSupply, 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 itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.

10. 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. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- d) Workmanship, soundness of structure and materials used
- e) Quality of building services and amenities the construction of building
- f) other requirements or licenses or clearance required for the site or premises or activity under various other laws.

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
 - 1.If the details given by the applicant is found to be false(or)
 2. If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.
4. Solar water heating system to be provided to the proposed building. Solar photovoltaic panels to be erected at the 1/3 portion of total terrace area.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. 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.
9. 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.

10. Mosquito netting to be provided at OHT and well.
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 municipality engineer details at the place of construction.
14. In case the documents submitted for approval found fake the Planning Permission would be cancelled 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 Commissioner, Coimbatore Corporation 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.

Member secretary / Joint Director(I/c)
Coimbatore District Town and Country planning Office,
Coimbatore

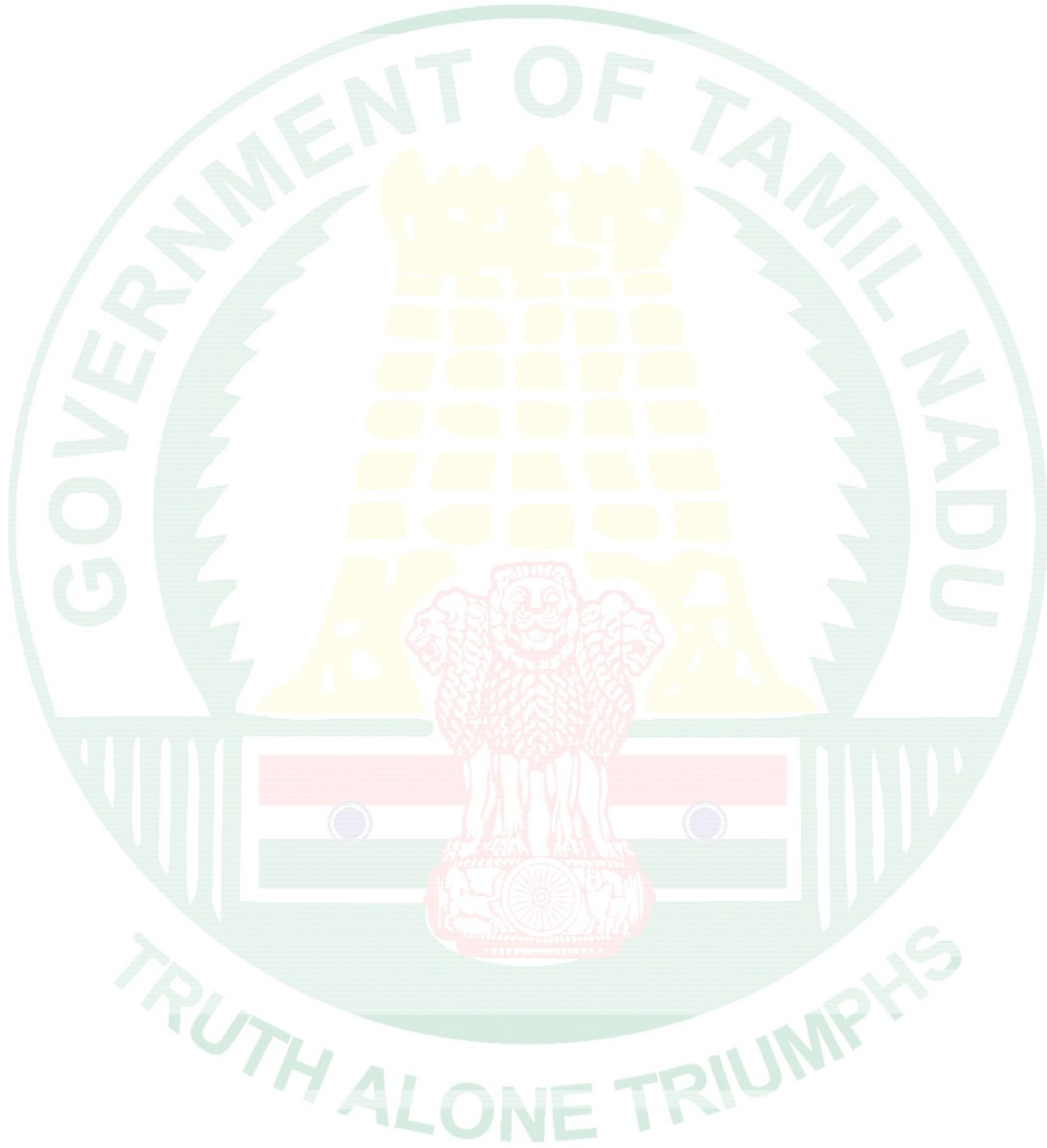
To,:

The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to:

1. M/s. TNCD LLP
TS.NO.114/2
Kamaraj Road, Uppilipalayam
Coimbatore- 641015
9344449999
liaison@tncd.in

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



Signature Not Verified
Signed by: Joint Director
Location: Coimbatore
Date: 2025.12.27 11:58:41

