

PP

APPROVAL RECORD

# Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

**Building Plan**

ISSUING AUTHORITY

**DTCP**

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)  
COIMBATORE LOCAL PLANNING AUTHORITY  
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE  
PRESENT: Mrs V.B. PAVITHRA, B.Arch.,M.U.R.P.,



JOINT DIRECTOR (FAC),

SWP Building Plan Application - Planning Permission

o: SWP/BPA/0391452/2024

Date: 31.07.2026

**Subject:** **HRB-** Revised and Additional Residential Building - District Town and Country planning office, Coimbatore - Coimbatore Local Planning Authority - Coimbatore District - Coimbatore North Taluk – Coimbatore City Municipal Corporation– Krishnarayapuram village – Ward No:AA (27)- Block No - 37, T.S.No:38/1 (old S.Nos:334/2pt, 3,4; 335/2, 336/1 to 6A) with a total site extent of 18292.69Sq.m.(As per earlier approved).Total FSI Area– 59301.17Sq.m has been already approved –Tower B and Tower C Revision and Addition to already approved – Additional FSI Area of 295.24Sq.m – Technical Concurrence issued from the Director, DTCP, Chennai - Planning Permission Issued- forwarded for further action - Reg.

- Reference:**
1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/0391452/2024, Dt.16.06.2026
  2. M/s.Globus Arima Builders Pvt Ltd,Online Application Reference No. SWP/BPA/0391452/2024, Received Dated: 12.11.2024.
  3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0391452 /2024, Dated: 16.11.2024
  4. Technical concurrence issued by Director of Town and Country Planning Proceedings Roc.No. 8227/2021/Spl.Cell, Dated:29.04.2021. (B.P.D.T.C.P No. 270/2021)
  5. Joint Director/Member Secretary,Coimbatore LPA Proceedings Roc.No.3216/2021/LPA, Dtaed:28.06.2022 (PP.No:246/2022)
  6. HRB Meeting held on :21.02.2025 , Subject No.6
  7. Assistant Director / Joint Director (i/c), Member Secretary, Coimbatore LPA, Coimbatore District Town and Country Planning Office Remarks letter Roc No.311/2026/COD-3 Dated:28.01.2026.
  8. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
  9. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

10. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
11. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
12. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
13. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
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.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
17. DGP/Director, Tamil Nadu Fire and Rescue Services Department, P.P.NOC:124 / 2025, Dated: 11.07.2025. (Online Application Token No.296278)
18. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority – Tamil Nadu (SEIAA) EC SEIAA-TN Letter No.SEIAA /TN/ F.5535 / EC / 8(a)/628/2018, Dated.31.12.2018.
19. Ministry of Environment, Forest and Climate Change (Issued by the State level Environment Impact Assessment Authority – Tamil Nadu (SEIAA) EC SEIAA-TN Letter No.SEIAA /TN/ F.9592/ EC/8(a)/945/2023, File No.9592, EC Identification No.EC23B038TN193206, Category: B, Dated.05.07.2023.
20. Airport Authority NOC ID No. COIM/SOUTH/ B/102219/432929, Dated: 06.11. 2019Valid up to 05.11.2027. (Tower B)
21. Airport Authority NOC ID No. COIM/SOUTH/ B/102219/432930, Dated: 08.11. 2019 Valid up to 07.11.2027. (Tower C)
22. Demand payment Request Letter, Dated:18.06.2026.
23. Demand paid by the applicant on, Dated :20.06.2026 and 21.06.2026
24. Coimbatore local planning Authority Meeting Resolution No:03, Dated :25.06.2026.
25. Superintending Engineer PWD, Planning & Designs Circle Chennai letter No.SE P&D/HRB/Structural/2026, dated.23.06.2026.
26. Structural report drawing given by anna university letter dated. 20.07.2026.

### **ORDER**

With reference to the letter in the 2<sup>nd</sup> Cited letter, the applicant M/s.Globus Arima Builders Pvt Ltd, has requested for the approval of Revised and Additional High Rise Residential Building in addition to the Planning Permission has been already issued in the reference 5<sup>th</sup> cited for an

FSI Area of 59301.17Sq.m in the site extent of 18292.69Sq.m (As per TSLR) in Coimbatore District / LPA / Corporation, Coimbatore North Taluk, Ward – AA(27), Block No – 37, Krishnarayapuram Village, T.S.No:38/1 (old S.Nos:334/2pt, 3,4; 335/2, 336/1 to 6A).

Now, Tower B and Tower C Revision and Additional to already approved with Additional FSI Area of 295.24Sq.m. Total Revised and Proposed Additional FSI area put together is 59596.41Sq.m. In Tower B – already approved 67 Dwelling units Now revised as 66 Dwelling Units and in Tower C – already approved 67 Dwelling units Now revised as 62 Dwelling Units.

The above HRB Residential proposal was placed in High Rise Building Panel Meeting held on 21.02.2025. The subject was discussed and suggestions of High Rise Building panel were obtained

Assistant Director / Joint Director (i/c), Member Secretary of Coimbatore Local Planning Authority, Coimbatore District Town and Country Planning, Office has recommended the proposal with a site inspection remarks and also in reference 7<sup>th</sup> cited letter No dwelling unit have been sold in Tower B and Tower C.

Based on the Assistant Director / Joint Director(i/c) / Member Secretary recommendation and HRB panel recommendation the applicant request has been accepted.

The Technical Clearance was issued by Director of town and country planning for building and drawing, numbered as **B.P/DTCP: 437/2026** in reference no. 01.

The planning permission has been issued Under section 49 of Town and country Act, 1971 with below conditions for the above proposal and numbered as **Planning Permission No: 597/2026**. The Planning Permission Period for **8 Years** from the date of e-sign, is accorded with the following.

The area statement for the Revised and Additional High Rise Residential building is as below.

Total Area of the Site – 18292.69Sq.m. (As per earlier approved)

**Building details: High Rise Residential building Area statement in sqm**

| S.No | Description                    | FSI area in Sq.m | Non FSI area in Sq.m | Total Built-up area in Sq.m | Number of Dwelling Units |
|------|--------------------------------|------------------|----------------------|-----------------------------|--------------------------|
| 1.   | <b>Combined Basement Floor</b> |                  |                      |                             |                          |
|      | Lower Basement Floor           | -                | 10704.31             | 10704.31                    | Parking                  |
|      | Middle Basement Floor          | -                | 10621.33             | 10621.33                    | Parking                  |
|      | Upper Basement Floor           | 125.52           | 10495.81             | 10621.33                    | Parking                  |
|      | <b>Sub-total</b>               | <b>125.52</b>    | <b>31821.45</b>      | <b>31946.97</b>             | -                        |
|      | <b>TOWER - B</b>               |                  |                      |                             |                          |

|    |                      |                 |                 |                 |            |
|----|----------------------|-----------------|-----------------|-----------------|------------|
| 2. | Stilt / Ground Floor | 739.20          | -               | 739.20          | 03         |
|    | First Floor          | 739.20          | -               | 739.20          | 04         |
|    | Second Floor         | 834.44          | -               | 834.44          | 04         |
|    | Third Floor          | 834.44          | -               | 834.44          | 04         |
|    | Fourth Floor         | 834.44          | -               | 834.44          | 04         |
|    | Fifth Floor          | 834.44          | -               | 834.44          | 04         |
|    | Sixth Floor          | 834.44          | -               | 834.44          | 04         |
|    | Seventh Floor        | 834.44          | -               | 834.44          | 04         |
|    | Eighth Floor         | 834.44          | -               | 834.44          | 04         |
|    | Ninth Floor          | 834.44          | -               | 834.44          | 04         |
|    | Tenth Floor          | 834.44          | -               | 834.44          | 04         |
|    | Eleventh Floor       | 834.44          | -               | 834.44          | 04         |
|    | Twelfth Floor        | 834.44          | -               | 834.44          | 04         |
|    | Thirteenth Floor     | 834.44          | -               | 834.44          | 04         |
|    | Fourteenth Floor     | 834.44          | -               | 834.44          | 04         |
|    | Fifteenth Floor      | 834.44          | -               | 834.44          | 04         |
|    | Sixteenth Floor      | 834.44          | -               | 834.44          | 03         |
| 3. | Terrace Floor        | -               | 119.72          | 119.72          |            |
|    | <b>Sub-total</b>     | <b>13995.00</b> | <b>119.72</b>   | <b>14114.72</b> | <b>66</b>  |
|    | <b>TOWER - C</b>     |                 |                 |                 |            |
|    | Stilt / Ground Floor | 739.38          | -               | 739.38          | 03         |
|    | First Floor          | 739.38          | -               | 739.38          | 04         |
|    | Second Floor         | 834.44          | -               | 834.44          | 04         |
|    | Third Floor          | 834.44          | -               | 834.44          | 04         |
|    | Fourth Floor         | 834.44          | -               | 834.44          | 04         |
|    | Fifth Floor          | 834.44          | -               | 834.44          | 04         |
|    | Sixth Floor          | 834.44          | -               | 834.44          | 04         |
|    | Seventh Floor        | 834.44          | -               | 834.44          | 04         |
|    | Eighth Floor         | 834.44          | -               | 834.44          | 04         |
|    | Ninth Floor          | 834.44          | -               | 834.44          | 04         |
|    | Tenth Floor          | 834.44          | -               | 834.44          | 04         |
|    | Eleventh Floor       | 834.44          | -               | 834.44          | 04         |
|    | Twelfth Floor        | 834.44          | -               | 834.44          | 03         |
|    | Thirteenth Floor     | 834.44          | -               | 834.44          | 04         |
|    | Fourteenth Floor     | 834.44          | -               | 834.44          | 04         |
|    | Fifteenth Floor      | 834.44          | -               | 834.44          | 04         |
|    | Sixteenth Floor      | 834.44          | -               | 834.44          | -          |
|    | Terrace Floor        | -               | 162.55          | 162.55          | -          |
|    | <b>Sub-total</b>     | <b>13995.36</b> | <b>162.55</b>   | <b>14157.91</b> | <b>62</b>  |
| 4. | Common Meter Room    | 8.41            | -               | 8.41            | -          |
| 5. | Genset Room          | 19.90           | -               | 19.90           | -          |
| 6. | Prayer Hall          | 21.69           | -               | 21.69           | -          |
| 7. | Watchman Booth       | -               | 6.25            | 6.25            |            |
| 8. | Care Taker Booth     | -               | 6.25            | 6.25            |            |
| 9. | WC                   | -               | 2.25            | 2.25            |            |
|    | <b>Grand Total</b>   | <b>28165.88</b> | <b>32118.47</b> | <b>60284.35</b> | <b>128</b> |

**Already Approved Retained FSI Area:** 31430.53Sqm (Tower- A,D,E and Club House)

**Revised & Additional FSI Area** : 28165.88Sqm (Tower - B & C and utility buildings)

**Total FSI Area** : 59596.41Sqm

**Normally Permissible FSI : 3.25**

**Achieved FSI : 3.258**

**Premium FSI : 0.008 < 1.625**

**OSR Area 1829.84Sqm already handed over to local body vide gift deed Document no 3166/2017 , Dated:11.08.2017.**

The Planning Permission issued with the following Special and General Conditions: -

**Special Conditions**

1. The Conditions stipulated in the NOC cited in the reference 17<sup>th</sup> issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2. Conditions stipulated in the Environmental Clearance cited in the reference 18<sup>th</sup> and 19<sup>th</sup> issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
3. The Conditions stipulated in the NOC cited in the reference 20<sup>th</sup> and 21<sup>th</sup> issued by Airports Authority of India is to be followed scrupulously.
4. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.
8. 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.

9. 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 Revised and Additional High Rise Residential building.. Solar photo voltaic panels to be erected at the 1/3<sup>rd</sup> 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 details including quality auditor details at the place of construction..
11. If the applicant fails to construct the building as per the Planning Permission, the appropriate planning authority will take action under section of 56 and 57 of Tamil Nadu Town and Country Planning Act, 1971.
12. The planning permission if secured by any person by any misrepresentation or by production of false documents, such planning permission or building Permit will be cancelled as per TNCDBR 2019, rule 13.
13. The following charges are collected as follows

| Sl.No | Description                     | Previous Approval (PP No:246/2022) Amount paid                       | Date       | Revised Approval Amount Paid | Date       |
|-------|---------------------------------|----------------------------------------------------------------------|------------|------------------------------|------------|
| 1.    | Scrutiny fees                   | Rs. 87,500/-                                                         | 01.04.2021 | Rs. 215241/-                 | 12.11.2024 |
| 2.    | Display Board Charges           | Rs.10,000/-                                                          | 04.01.2022 | Rs.10,000/-                  | 20.06.2026 |
| 3.    | CC Charges                      | Rs. 3,63,000/-                                                       | 04.01.2022 | Rs.56,327/-                  | 20.06.2026 |
| 4.    | Security Deposit Charges        | Rs.56,11,500/-                                                       | 05.01.2022 | Rs.64,943/-                  | 20.06.2026 |
| 5.    | Development Charge for Building | Rs. 6,74,000/-                                                       | 04.01.2022 | Rs.1,05,200/-                | 20.06.2026 |
| 6.    | Development Charge for Land     | Previous Approval Roc.No:4070/2012 Dated 16.02.2020 (PP No:229/2020) |            |                              |            |

|     |                                      |                                                                                                                |                          |                |            |
|-----|--------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------|----------------|------------|
| 7.  | Centage Charge for Land              | ---                                                                                                            | ---                      | Rs.300/-       | 21.06.2026 |
| 8.  | Centage Charge for Building          | Rs.15,000/-                                                                                                    | 05.01.2022               | Rs.18,000/-    | 21.06.2026 |
| 9.  | Infrastructure and Amenities Charges | Rs. 1,12,23,000/-                                                                                              | 05.01.2022               | Rs.1,29,885/-  | 21.06.2026 |
| 10. | Shelter Charges                      | Rs.65,28,000/-<br>Rs.62,92,000/-                                                                               | 06.01.2022<br>16.06.2022 | Rs.29,47,311/- | 21.06.2026 |
| 11. | Premium FSI Charges                  | ---                                                                                                            | ---                      | Rs.23,77,245/- | 21.06.2026 |
| 12. | Open space reservation charges       | OSR Area 1829.84Sqm already handed over to local body vide gift deed Document no 3166/2017 , Dated:11.08.2017. |                          |                |            |

(e-signed)

Member Secretary /Joint Director (FAC),  
Coimbatore Local Planning Authority,  
Coimbatore District.

**To**

The Commissioner,  
Coimbatore City Municipal Corporation (North zone),  
Coimbatore District.

**Copy to**

1. M/S.GLOBUS ARIMA BUILDERS PVT LTD,  
No.128A, Globus Towers, Race Course Road,  
Coimbatore, - 641018.
2. The Chair Person,  
TNRERA Building,  
No.133, G-Block, I Avenue,  
Anna nagar (East), Chennai – 600102.

# 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](#)



# 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



# Every claim in this document traces back to a government record.

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Legal opinions, due diligence and title verification

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Building plan, layout and sub-division approvals

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Completion and occupancy certificates, regularisation

---

Escrow, negotiation and NRI property management

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Land survey, soil testing, architecture and construction

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**Verified RealEstate**  
3/350/2 Mettukuppam,  
OMR Thoraipakkam,  
Chennai 600 097, India  
[hello@verified.realestate](mailto: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.

