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.

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**PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (FAC)**

**COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE**

**COIMBATORE LOCAL PLANNING AUTHORITY**

**PRESENT: Tmt.V.B.PAVITHIRA, B.Arch., MURP**
**Online Building Planning permission**
**Application Number - SWP/BPA/427153/2024**

Sir/Madam,

**Subject:** HRB – Commercial IT Office Building - District Town and Country planning – Coimbatore District/Coimbatore Local Planning Authority /Corporation - North Taluk, Vilankurichi Village in (Old S.F.No.375/1B1pt, 376/1Apt, Old T.S.No.104pt) New T.S.No.2/13, Block No.04, Ward No.Z(26), Singanallur DD Plan No.08, with a Site Area of 4281.58 Sq.m (as per TSLR) - FSI Area of 16055.41sq.m - Planning Permission Issued- forwarded for further action - Regarding.

Reference:

1. Applicant. M/s.Globus Arima Builders Private Limited, Online Application No. SWP/BPA/0427153/2024, Received Dated: 24.12.2024.
2. Assistant Director / Member Secretary / Joint Director (FAC) Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0427153/2024, Dated: 27.12.2024.
3. HRB Meeting held on 21.02.2025, Subject No.04.
4. The Directorate of Town and country planning office, Technical concurrence Online application No: SWP/BPA/0427153/2024, dated: 25.06.2025.
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.01, Housing and Urban Development Department, Dated:

05.01.2021.

8. G.O.No.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. No.54, Housing and Urban Development Department, Dated: 12.03.2020
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Roc.No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. G.O.(Ms) No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.
17. G.O.(MS).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
18. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.2616/C1/2025, Dated: 04.03.2025. PP Noc.No.39/2025.
19. Airport Authority of India NOC ID No. COIM/SOUTH/B/112024/1362973, Dated:23.01.2025.(Valid up to 22.01.2033)
20. G.O.(MS).No.185,Housing and Urban Development, (UD3(2)) Department, Dated: 09.10.2024
21. Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA) EC identification No.EC25C3803TN5545463N, File No.12748, Category: B2, Dated:13.03.2026
22. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 29.01.2026.
23. Managing Director, Electronics Corporation of Tamil Nadu Limited, letter No.BF-2/3603844/2025/ELCOT/1, Dated:04.12.2025.
24. Demand payment Request Letter, Dated: 17.10.2025.
25. Applicant M/s.Globus Arima Builders Private Limited, Online Application No. SWP/BPA/0427153/2024, Demand Remittance letter dated: 21.04.2026 and 21.04.2026.
26. Coimbatore Local Planning Authority Resolution No. 24, dated:

27.07.2026.

27. Applicant M/s.Globus Arima Builders Private Limited, Compliance of Conditions Letter Received, Dated.04.09.2026.

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**Fees Details**

| | | | |
|---|---|---|---|
| **Receipt Number : 20241224427153** | | | |
| | Scrutiny Fees | Rs.66196.00 | Dt.24.12.2024. |
| **Receipt Number : 20260421427153** | | | |
| | Development Charge for Building | Rs.1080868.00 | Dt.21.04.2026. |
| | Development Charge for Land | Rs.35369.00 | |
| | Security Deposit | Rs.4520890.00 | |
| | Display Board Charges | Rs.10000.00 | |
| | CC Charges | Rs.282206.00 | |
| **Challan Number : 20260420000386** | | | |
| | Centage Charge for Building | Rs.10000.00 | Dt.22.04.2026 |
| | Centage for Land | Rs.600.00 | |
| | Infrastructure and Amenities Charges | Rs.9732919.00 | |
| | Premium FSI Charges | Applicant has Submitted Bank Guarantee:1277626BG0Y00015, Rs.1,23,30,019/ | |
| **Challan Number : 20260421020195** | | | |
| | Shelter Charges | Rs.2531028.00 | Dt.22.04.2026 |
| **Challan Number : 20251009032831** | | | |
| | OSR Charges | Rs.6914784.00 | Dt.10.10.2025 |

**ORDER:**

With reference to the 1st Cited letter, applicant has requested for the approval of Commercial IT Office Building, District Town and Country planning, Coimbatore Local Planning Authority, North Taluk, Vilankurichi Village in (Old S.F.No.375/1B1pt, 376/1Apt, Old T.S.No.104pt) New T.S.No.2/13, Block No.04, Ward No.Z(26), Singanallur DD Plan No.08, with a Site Area of 4281.58 Sq.m (as per TSLR) – The above High Rise IT Office Building 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. HRB panel 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: 321/2025**. Proposed Construction of

High Rise Institutional Building for FSI Area of 16055.41sq.m - with **Building Planning Permission No-664 /2026** And Duration of 8 years from the date of e-sign.

The area statement for the Proposed High Rise Commercial IT Office building is as below.

**The area statement for the Proposed High Rise Commercial IT Office Building is as below.**

**Total Site Area - 4281.58 (As per Patta)**

| Floor Name | FSI Area in Sqm | Non FSI Area in Sqm | Total Builtup Area in Sqm |
|---|---|---|---|
| Basement Floor - 3 | | 3386.98 | 3386.98 |
| Basement Floor - 2 | | 3386.98 | 3386.98 |
| Basement Floor - 1 | | 3386.98 | 3386.98 |
| Ground Floor | 1910.83 | - | 1910.83 |
| First Floor | 2130.88 | - | 2130.88 |
| Second Floor | 2130.88 | - | 2130.88 |
| Third Floor | 2130.88 | - | 2130.88 |
| Fourth Floor | 2130.88 | - | 2130.88 |
| Fifth Floor | 2130.88 | - | 2130.88 |
| Sixth Floor | 2130.88 | - | 2130.88 |
| Seventh Floor | 1345.71 | - | 1345.71 |
| Generator Room | 13.59 | - | 13.59 |
| Total | 16055.41 | 10160.94 | 26216.35 |

**Total FSI Area : 16055.41 Sq.m**

**FSI – 3.749**

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

**Special Conditions:-**

1. The Applicant has Paid OSR Payment as per Guideline Value.
2. Applicant has Submitted Bank Guarantee:1277626BG0Y00015, Rs.1,23,30,019/- Affidavit for Premium FSI charges Up to 19.06.2039.
3. 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.

4. Conditions stipulated in the NOC cited in the reference 18th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
5. Conditions stipulated in the Airport Authority NOC cited in the reference 19th issued by Airport Authority of India is to be followed scrupulously.
6. Conditions stipulated in the Environmental Clearance cited in the reference 21st issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
7. 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 to be followed scrupulously.
8. 6.0m required setback for the HRB buildings is to be followed scrupulously.
9. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Commercial, Industrial and Institutional buildings exceeding 300Sqm FSI area, a minimum of 10% of Car or Two Wheeler parking space shall be earmarked for Electric vehicles and shall be provided fast charging points.
10. As per the G.O.Ms.No.155, Housing and Urban Development Department (UD4(1)), dated 08.10.2025, Provision for in-building solutions for Digital Communications, Size of Telecom room 3.0m X 3.40m is to be provided and service plan with owner / applicant undertaking also to be provided to provide in-building solutions (IBS) for all Telecom Service providers.
11. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
12. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
13. 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.
14. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
15. 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.

16. 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.
17. 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. 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 with in 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 local planning Authority If the details given by the applicant is found to be false (or) 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 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 municipality 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, Coimbatore 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.

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

To:

The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to:

M/s. Globus Arima Builders Pvt Ltd,
No.128A, Globus Towers,
Race Course Road,
Coimbatore - 641 018

GOVERNMENT OF TAMIL NADU
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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**

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# 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

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**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.