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REFERENCE
SWP/BPA/915332/2026

ISSUED
10 November 2026

PP APPROVAL RECORD

Planning Permission

Survey 725/1A1A1 and 4 more

Chettipalayam Town, Madukkarai taluk

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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hello@verified.realestate
+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
[BATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.S.S.BARATH.,M.E.,
DEPUTY DIRECTOR
SWP Building Plan Application – Planning Permission
No: SWP/BPA/915332/2026 **Date: 10.11.2026**

Sir,

Subject: **Residential Building (Apartment Building)** - District Town and Country planning Office - Coimbatore District / Local Planning Authority – Madukkarai Taluk – Chettipalayam Town Panchayat / Village – S.F.Nos:725/1A1A1, 725/1B and 725/1C1A1 for an extent of site area 4168.89 sq.m - Proposed construction of Residential Apartment building for a FSI area 10830.77 sq.m- Technical Concurrence issued from Commissioner, Commissionerate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action – Reg.

Reference:

1. **M/s Cinco Realtors Represented by its Partner Thiru C.K.Balasubramaniam,** Online Application Reference No. SWP/BPA/915332/2026, Received Dated: 04.08.2026, 01.09.2026, 23.9.2026 & 25.9.2026.
2. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/915332/2026, Dated:10.08.2026.
3. Commissioner, Commissionerate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 28.09.2026.
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.01, 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. 21075/2009/BA1, Dated: 27.06.2012
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. G.O. (Ms) No. 185, Housing and Urban Development (UD3(2) Department, Dated: 09.10.2024
15. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020
16. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.
17. G.O. (Ms) No.154, Housing and Urban Development (UD4(1) Department, Dated: 07.10.2025
18. Demand payment Request Letter, Dated: 21.10.2026.
19. Applicant **M/s Cinco Realtors Represented by its Partner Thiru C.K.Balasubramaniam**, Coimbatore demand remittance letter dated: 05.11.2026.

Fees Details

Sl.No.	Description	Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	40,409.00	04.08.2026	---
2.	CC Charges	1,83,025.00	05.11.2026	---
3.	Security Deposit	15,43,988.00		
4.	Display Board Charges	1,500.00		
5.	Development Charges for Building	3,40,100.00		
6.	Development Charges for Land	16,688.00		
7.	Centage Charge for Building	11,000.00	05.11.2026	20261105038943
8.	Centage Charge for Land	1800.00		
9.	Infrastructure and Amenities Charge	30,87,975.00		
10	Premium FSI Charges	15,69,960.00		
11.	OSR Fees	5,25,282.00	14.10.2026	20261014010290
12.	Shelter Fees	1,08,594.00	05.11.2026	20261105039792

ORDER

With reference to the 1st Cited letter, the applicant has requested for the revised

approval of Residential building at Coimbatore District / Local Planning Authority – Madukkarai Taluk – Chettipalayam Town Panchayat / Village – S.F.Nos:725/1A1A1, 725/1B and 725/1C1A1 for an extent of site area 4168.89 sq.m - Proposed construction of Residential Apartment building for a FSI area 10830.77 sq.m- technical concurrence issued by Director of Town and country planning, Commissioner, Commissionerate of Town and Country Planning Department, for above mentioned proposal, vide reference 2. and the Building Plan has been numbered as **B.P/DTCP No. 659/2026** and the boundary of the site has been marked as **"A to L".**

With reference to the letter 18 cited, Demand was issued to the applicant 21.10.2026. Applicant remitted the required fees and submitted remittance letter to the office on 05.11.2026 through online.

Hence, the planning permission is issued with below conditions for this proposal and numbered as **Planning Permission No:802/2026.** The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following,

The area statement for the Proposed Residential Apartment building is as below.

Total Area of the Site : 4168.89 Sqm

NHRB- Residential Apartment building Area details

BLOCK DETAILS	FLOOR DETAILS	F.S.I Area (sqm)	NON F.S.I Area (sqm)	Total Area (sqm)	Usage
Combined Basement Floor		76.51	3494.06	3570.57	-
BLOCK – 1	Stilt Floor	40.17	867.74	907.91	-
	First Floor	680.24	-	680.24	07 Dwelling
	Second Floor	680.24	-	680.24	07 Dwelling
	Third Floor	680.24	-	680.24	07 Dwelling
	Fourth Floor	680.24	-	680.24	07 Dwelling
	Fifth Floor	680.24	-	680.24	07 Dwelling
	Terrace Floor	-	62.40	62.40	-
	TOTAL	3441.37	930.14	4371.51	35 Dwellings
BLOCK – 2	**Stilt Floor**	13.03	872.96	885.99	-
	First Floor	707.09	1.88	708.97	07 Dwelling
	Second Floor	707.09	1.88	708.97	07 Dwelling
	Third Floor	707.09	1.88	708.97	07 Dwelling

	Fourth Floor	707.09	1.88	708.97	07 Dwelling
	Fifth Floor	707.09	1.88	708.97	07 Dwelling
	Terrace Floor	-	62.40	62.40	-
	TOTAL	3548.48	944.76	4493.24	35 Dwellings
BLOCK - 3	**Stilt Floor**	191.61	738.16	929.77	-
	First Floor	714.56	-	714.56	07 Dwelling
	Second Floor	714.56	-	714.56	07 Dwelling
	Third Floor	714.56	-	714.56	07 Dwelling
	Fourth Floor	714.56	-	714.56	07 Dwelling
	Fifth Floor	714.56	-	714.56	07 Dwelling
	TerraceFloor	-	62.40	62.40	-
	TOTAL	3764.41	800.56	4564.97	35 Dwellings
GRAND TOTAL		**10830.77**	**6169.52**	**17000.29**	**105 Dwellings**

Total FSI Area - 10830.77 Sq.m

FSI - 2.597 (0.597 - Premium FSI)

Total Number of Dwellings - 105 Dwelling Units.

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

Special Conditions

1. As per 14th cited, DTCP circular Roc. No.4367/2019/BA2, dated: 05.02.2020, Land documents should be verified and calculate the OSR Area before issue of planning permission.
2. As per GO cited in the reference 15, For residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two-wheeler parking space. 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"
3. CCTV surveillance shall be provided in all Public Purpose Area.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
6. 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.

7. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
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. 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 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 Non-High-Rise Residential 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 G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019 & 31.01.2020.
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. Fire rescue equipment should be provided as per Rules.
11. Fly Ash bricks and Materials to be used Mandatory.
12. 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.
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 Special Officer/The Block Development Officer, Somayampalayam Panchayat 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.

(e-signed)

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

To

The Executive Officer,
Chettipalayam Town Panchayat ,
Madukkarai Taluk,
Coimbatore District.

Copy to:

1. **M s Cinco Realtors Represented By Its Partner Mr C K Balasubramaniam**,
   Green Field Nachatra Clasic,
   Villa No-23, S.F No.240 and 241, R Mohan Nagar,
   Kalapatti, Coimbatore-641 048.
   Ph- 7010064723
   Mail: reraemerald@gmail.com

2. The Chair Person,
   Tamil Nadu Real Estate Regulatory Authority,
   TNRERA Building,
   No.133, G-Block, I Avenue,
   Anna Nagar (East),
   Chennai - 600 102.

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

Verified RealEstate™

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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.