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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.Purushothaman, B.E., M.Plan.,
DEPUTY DIRECTOR
SWP Building Plan Application – Planning Permission
Application No: SWP/BPA/728434/2026 Date:07.03.2026

Sir,

Subject: Revised and Additional Residential building (Group development) – DTCP- Coimbatore District / Local Planning Authority - Coimbatore Corporation- Coimbatore Perur Taluk- West Zone- Vadavalli village-S.F.Nos:514/1A1, 518/2B and 519/2B for an extent of site area 4726.84 sq.m - Revised and Additional Proposed construction of Residential Group Development for a FSI area 5045.36 Sq.m - Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg.

Reference:

1. M/s. Promag Foundations and Structures Pvt. Ltd., POA of SGK Investment Trust, Online Application Reference No. SWP/BPA/728434/2025, Received Dated: 13.12.2025, 12.02.2026 & 24.02.2026
2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 26.02.2026 (BP/DTCP No.151/2026)
3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Proceeding of Online Application No. SWP/BPA/0494395/2025, Dated: 17.06.2025.
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.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.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 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. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17. Demand payment Request Letter, Dated: 27.02.2026
18. M/s Promag Foundations and Structures Pvt. Ltd., POA of SGK Investment Trust, demand remittance letter dated: 02.03.2026.

Fees Details

Sl. No.	Description	Payment details for Existing Approval (PP No.355/2025 and Online Application No. SWP/BPA/494395/2025)		Payment details for this Approval		
		Amount in Rs.	Date	Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	12359.00	06.04.2025	10802.00	13.12.2025	---
2.	CC Charges	242714.00	17.06.2025	34011.00	02.03.2026	---
3.	Security Deposit	321338.00	17.06.2025	398430.00		
4.	Display Board Charges	1500.00	17.06.2025	1500.00		
5.	Development Charges for Building	45100.00		63200.00		
6.	Development Charges for Land	19380.00		8.00		
7.	Centage Charge for Building	1500.00		2000.00	02.03.2026	20260302034854
8.	Centage Charge for Land	600.00		900.00		
9.	Infrastructure and Amenities Charge	642675.00	23.04.2021	796890.00		
10.	Shelter Fees	-	-	242982.00	02.03.2026	20260302034672
11.	OSRA	5207031.00	16.06.2025			
12.	Premium FSI Charges	Not Applicable (FSI less than 2)				

ORDER

With reference to the 1st Cited letter, the applicant has requested for the approval of Residential group development building at Coimbatore District / Local Planning Authority , Coimbatore Corporation, Perur Taluk, West Zone, Vadavalli village, S.F.Nos:514/1A1, 518/2B and 519/2B for an extent of site area 4726.84 sq.m - Revised and Additional Proposed construction of Residential building for a Total FSI area 5045.36 Sq.m.

Reference to the 3 rd Cited letter, the boundary of the site has been marked as "A to J", site extent of 4726.84sq.m and Block-A2 (Ground floor, First Floor, Second Floor), Block-A3 (Ground floor, First Floor, Second Floor), Block-A4 (Ground floor, First Floor, Second Floor), Block-A5 (Ground floor, First Floor, Second Floor), Block-A6 (Ground floor, First Floor, Second Floor), Block-A7 (Ground floor, First Floor, Second Floor), Block-A8 (Ground floor, First Floor, Second Floor), Block-A9 (Ground floor, First Floor, Second Floor), Amenities Block (Block- 10) (Ground floor) with FSI area 2251.61sq.m are already Planning Permission has been issued by Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, vide LP/DTCP No. 296/2025 and PP/JD/DTCP(CD) No. 355/2025, dated: 17.06.2025.

In this same site revised and proposed additional construction of residential building, the applicant request has been accepted and the boundary of the site has been marked as "A to J".

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: 151 / 2026.

With reference to the letter 19 cited, Demand was issued to the applicant 27.02.2026. Applicant remitted the required fees and submitted remittance letter to the office on 02.03.2026 through online.

Hence, the planning permission is issued with below conditions for this proposal and numbered as **Planning Permission No: 202/2026.** The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following,

Area of site: 4726.84sq.m.

Already Approved Building area details:

Floor Name	FSI area in sq.m.	Non - FSI area in sq.m.	Total in sq.m.
Block -A2			
Ground Floor	137.17	-	1572.15
First Floor	98.69	-	1715.69
Second Floor	63.75	-	63.75
Terrace Floor	20.44	-	20.44
Total	**299.61**	**-**	**299.61**

Block –A3			
Ground Floor	103.37	-	103.37
First Floor	102.02	-	102.02
Second Floor	53.02	-	53.02
Total	**258.41**	**-**	**258.41**
Block –A4			
Ground Floor	99.72	-	99.72
First Floor	98.50	-	98.50
Second Floor	59.48	-	59.48
Total	**257.70**	**-**	**257.70**
Block –A5			
Ground Floor	103.37	-	103.37
First Floor	102.02	-	102.02
Second Floor	53.02	-	53.02
Total	**258.41**	**-**	**258.41**
Block –A6			
Ground Floor	99.58	-	99.58
First Floor	98.25	-	98.25
Total	**197.83**	**-**	**197.83**
Block –A7			
Ground Floor	103.37	-	103.37
First Floor	102.02	-	102.02
Second Floor	53.02	-	53.02
Total	**258.41**	**-**	**258.41**
Block – A8			
Ground Floor	184.79	-	184.79
First Floor	139.36	-	139.36
Second Floor	81.26	-	81.26
Total	**405.41**	**-**	**405.41**
Block – A9			
Ground Floor	124.07	-	124.07
First Floor	108.25	-	108.25
Second Floor	65.27	-	65.27
Total	**297.59**	**-**	**297.59**
Block – 10 Amenities(Gym)			
Ground Floor	18.24	-	18.24
Total	**18.24**	**-**	**18.24**
Grand Total	**2251.61**	**-**	**2251.61**

Proposed construction of Residential building (Group development)

Floor Name	FSI area in sq.m.	Non - FSI area in sq.m.	Total in sq.m.
Revised Building			
BLOCK -A7B (Block- A8)			
Ground Floor	178.49	-	178.49
First Floor	147.70	-	147.70
Second Floor	103.29	-	103.29
Total	**429.48**	**-**	**429.48**
Block – A9			
Ground Floor	123.96	-	123.96
First Floor	116.48	-	116.48
Second Floor	116.48	-	116.48
Total	**356.92**	**-**	**356.92**
Proposed Building			
BLOCK -A1			
Ground Floor	125.19	-	125.19
First Floor	108.56	-	108.56
Second Floor	65.61	-	65.61
Total	**299.36**	**-**	**299.36**
BLOCK –B1			
Ground Floor	103.27	-	103.27
First Floor	101.90	-	101.90
Second Floor	52.97	-	52.97
Total	**258.14**	**-**	**258.14**
BLOCK –B2			
Ground Floor	133.56	-	133.56
First Floor	95.88	-	95.88
Second Floor	64.36	-	64.36
Total	**293.80**	**-**	**293.80**
BLOCK –B3			
Ground Floor	102.46	-	102.46
First Floor	101.10	-	101.10
Head Room	-	15.65	15.65
Total	**203.56**	**15.65**	**219.21**
BLOCK –B4			
Ground Floor	102.61	-	102.61
First Floor	101.23	-	101.23
Second Floor	63.30	-	63.30
Total	**267.14**		**267.14**
BLOCK –B5			
Ground Floor	115.95	-	115.95

First Floor	116.10	-	116.10
Second Floor	-	16.47	16.47
Total	**232.05**	**16.47**	**248.52**
BLOCK –B6			
Ground Floor	102.61	-	102.61
First Floor	101.23	-	101.23
Second Floor	63.30	-	63.30
Total	**267.14**	**-**	**267.14**
BLOCK –B7			
Ground Floor	130.41	-	130.41
First Floor	127.29	-	127.29
Second Floor	127.29	-	127.29
Head Room	-	14.68	14.68
Total	**384.99**	**14.68**	**399.67**
BLOCK –B7A			
Ground Floor	102.61	-	102.61
First Floor	101.23	-	101.23
Second Floor	63.30	-	63.30
Total	**267.14**	**-**	**267.14**
BLOCK –B9			
Ground Floor	112.28	-	112.28
First Floor	112.28	-	112.28
Head Room	-	15.87	15.87
Total	**224.56**	**15.87**	**240.43**
Telecom Room	**12.47**	**-**	**12.47**
Grand Total Area	**3496.75**	**62.67**	**3559.42**

Existing FSI Area - 1548.61sqm

Revised FSI Area - 786.40Sqm

Proposed FSI Area - 2710.35sqm

Total FSI Area - 5045.36sqm

FSI - 1.067

FSI - 1.97

The Technical Clearance issued with the following Special and General Conditions:

Special Conditions

1. As per 16th 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, Dated.16.06.2025
2. As per GO cited in the reference 14, 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.

3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. 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.
6. 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.
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 Water Supply, 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.

d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible 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.

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 Proposed 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, 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 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 Commissioner,
Coimbatore Corporation,
Coimbatore District.

Copy to:

1. M/s.Promag Foundations and Structures Private Limited, POA of
   M/s.SGK Investment Trust,
   F-1, First Floor, Srivari Kikani Centre,
   No.2,Krishnaswamy Road,
   Coimbatore-641002.
   Mob No - 9946054444
   E-Mail Id - vm@promag.in

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

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2026.03.07 12:54:28

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

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/services

The LandLens suite
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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.