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DIGITALLY VERIFIED RECORD

)CEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
)IMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.G.PURUSHOTHAMAN, B.E., M.Plan.,
JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission

Application No: SWP/BPA/706951/2025, Date:06.03.2026

Subject: **Residential Apartment Building -** District Town and Country planning office, Coimbatore - Local Planning Authority - Coimbatore District - Coimbatore North Taluk – Coimbatore City Municipal Corporation (North zone) – Krishnarayapuram Village – Ward No.AA Sowripalayam, Block No – 1, T.S.No: 9/1, 9/5, 9/8, 9/9 and 9/10 (Old S.F.No.147/1,147/2pt,147/3pt) for an extent of site area 5614.70 sq.m - Proposed construction of residential apartment building for a FSI area 13926.84 sq.m – Technical Concurrence issued – Planning permission issuing - Reg.

Reference:
1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/706951/2025, Dt.04.02.2026.
2. Gowtham Housing Pvt Ltd Represented by its Chairman Mr A.S. Ilango (POA), 1. Muthukrishnan.V, 2. Kumudhavalli.M, 3. Mukunth, 4. Jayakumar.R, 5. Lalithkumar.M, 6. Vijayalakshmi.M, 7. Hanitha.M, 8. Varadarajan Venugopal, Online Application Reference No. SWP/BPA/706951/2025, Received Dated: 19.11.2025, 22.01.2026 & 02.02.2026.
3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/706951/2025, Dated: 20.11.2025 and 12.12.2025
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.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.155, Housing and Urban Development Department, (UD4(1)), Dated 08.10.2025.
15. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.
16. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020.
17. Demand payment Request Letter, Dated:09.02.2026 and 12.02.2026.
18. Demand paid by the applicant on 09.02.2026 and 13.02.2026, 14.02.2026.
19. Road gift deed No. 824/2026, Dt.02.03.2026

ORDER

With reference to the letter in the 2nd Cited letter, the applicant Gowtham Housing Pvt Ltd Represented by its Chairman Mr A.S. Ilango (POA), 1. Muthukrishnan.V, 2. Kumudhavalli.M, 3. Mukunth, 4. Jayakumar.R, 5. Lalithkumar.M,6. Vijayalakshmi.M, 7. Hanitha.M, 8. Varadarajan Venugopal has requested for the approval of Residential apartment building at Coimbatore District / Local Planning Authority, Coimbatore Corporation North Zone, Coimbatore North Taluk, Krishnarayapuram Village, Ward No.AA, Sowripalayam, Block No–1, T.S.No: 9/1, 9/5, 9/8, 9/9 and 9/10 (Old S.F.No.147/1,147/2pt,147/3pt) for an extent of site area 5614.70 sq.m. Proposed construction of residential apartment building for a FSI area 13926.84 sq.m.

The applicant request has been accepted and the boundary of the site has been marked as **"A to Q"**. 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: 48/ 2026**. in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 09.02.2026 and 12.02.2026. Applicant has paid the demand in swp portal on 09.02.2026 and 13.02.2026, 14.02.2026.

Hence, as per Section 49 of Town and Country Planning Act 1971, the planning permission is issued for the above proposal and numbered as **Planning Permission No:212/2026**. **The Planning Permission Period is 06.03.2026 to 05.03.2034.**

The area statement for the proposed apartment residential building is as below.

Area of site – 5614.70 sq.m.

Building details: Residential Apartment building

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)	No. of Dwelling Unit
Basement	--	3554.84	3554.84	--
Residential Apartment building – Block 1				
Ground floor	1042.04	--	1042.04	07
First floor	1056.24	--	1056.24	07
Second floor	1056.24	--	1056.24	07
Third floor	1056.24	--	1056.24	07
Fourth floor	1056.24	--	1056.24	07

Fifth floor	1056.24	--	1056.24	07
Terrace floor	--	44.73	44.73	--
Total Area	**6323.24**	**44.73**	**6367.97**	**42**
Residential Apartment building – Block 2				
Ground floor	1053.68	--	1053.68	06
First floor	1052.37	--	1052.37	07
Second floor	1052.37	--	1052.37	07
Third floor	1052.37	--	1052.37	07
Fourth floor	1052.37	--	1052.37	07
Fifth floor	1052.37	--	1052.37	07
Terrace floor	--	44.73	44.73	--
Total	**6315.53**	**44.73**	**6360.26**	**41**
Amenities Block				
Ground floor	256.42	--	256.42	--
First floor	282.01	--	282.01	--
Second floor	282.01	--	282.01	--
Third floor	282.01	--	282.01	--
Fourth floor	185.62	96.39	282.01	--
Terrace floor	--	37.85	37.85	--
Total	**1288.07**	**134.24**	**1422.31**	--
Swimming pool	--	67.78	67.78	--
Security Booth and Toilet	--	10.07	10.07	--
	13926.84	**3856.39**	**17783.23**	**83**

FSI Area – 13926.84 sqm

FSI = 2.48 (premium FSI – 0.48)

Total Number of Dwellings = 83 Nos.

Special Conditions

1. OSR Charges has been paid by the applicant Rs.1,13,02,392/-, Dt.09.02.2026.
2. 9.0m wide earmarked road has been gifted to the local body vide gift deed No.824/2026, Dt.02.03.2026.
3. As per the rule 35(b) explanation (2) (20)(d) During the construction of the basement Floor, it shall be the sole responsibility of the Building Permit holder to ensure that the building or structure in the adjoining sites area not weakened or damaged.
4. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
5. Premium FSI charges has been paid by the applicant Rs.2,71,75,500/-, Dt.13.02.2026.
6. As per GO cited in the reference 15th, 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.

7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
8. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
9. 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.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
11. 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.
12. 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 proposed residential building. Solar photo voltaic panels to be erected at the 1/3rd 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. Fly Ash bricks and Materials must be used for construction.
9. 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.
10. The following charges are collected as follows

Centage charges for building	Rs.10000/-, Dt.13.02.2026
Centage charges for land	Rs.300/-, Dt.13.02.2026
I & A Charges	Rs.3970050/-, Dt.13.02.2026
Security deposit	Rs.1985025/-, Dt.13.02.2026
CC Charges	Rs.191474/-, Dt.13.02.2026.
Display board charges	Rs.1500/-, Dt.13.02.2026
Shelter charges	Rs.2420230/-, Dt.14.02.2026
Development charges for land	Rs.22504/-, Dt.13.02.2026
Development charges for building	Rs.355800/-, Dt.13.02.2026
Premium FSI charges	Rs.27175500/-, Dt.13.02.2026
OSR Charges	Rs.11302392/-, Dt.09.02.2026.
Scrutiny fee	Rs.43545/-, Dt.19.11.2025

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

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore District.

Copy to

1. Gowtham Housing Pvt Ltd Represented by its Chairman Mr A S Ilango,
   No.208, Gowtham Arcade,
   3rd Floor, TV Samy Road,
   RS Puram,
   Coimbatore - 641002.

2. The Chair Person,
   TNRERA Building,
   No.133, G-Block, I Avenue,
   Anna nagar (East), Chennai – 600102.

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2026.03.06 18:37:18

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

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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.