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அனுப்புநர்
திரு ஞா.புருஷோத்தமன், பி.இ., எம்.பிளான்.,
உறுப்பினர் செயலர்/இணை இயக்குநர் (பொ),
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
தரை மற்றும் முதல் தளம், க.எண்.50,
FCI சாலை, காந்தி மாநகர், கணபதி,
கோயம்புத்தூர் – 641 004.
kovaidisttcp@gmail.com
Ph. No. 0422-2380243.

பெறுநர்
Thiru. A. Gokulakrishnan (Director),
Keartiman Skills Private Limited,
No: 47, Chandralok,
Ponniahrajapuram,
Coimbatore - 641001.

ந.க.எண்.780/2025/கோமா-2 நாள். 17.02.2026

ஐயா,

பொருள்: குடியிருப்பு கட்டிடம் – மாவட்ட நகர் ஊரமைப்பு அலவலகம், கோயம்புத்தூர் மாவட்டம் – கோயம்புத்தூர் உள்ளூர் திட்டக் குழுமம் – பேரூர் வட்டம் – சோமையம்பாளையம் கிராமம் – க.ச.எண்.413/1B3-ல் 12,201.18ச.மீ. பரப்பளவுள்ள மனையிடத்தில் 31,445.88 ச.மீ FSI பரப்புடன் அமையும் உத்தேச குடியிருப்பு கட்டிடத்திற்கு தொழில்நுட்ப ஒப்புதல் வழங்கப்பட்டது – உத்தரவு கடிதத்தில் Block 1to4: Stilt+4 Floors என்பதை Block 1to4: Stilt + 5 Floors என திருத்தி வாசித்துக்கொள்ள தெரிவித்தல் – தொடர்பாக.

பார்வை :
1. மனுதாரர் கடிதம் நாள்.17.02.2026.
2. மனுதாரர் Thiru. A. Gokulakrishnan (Director), Keartiman Skills Private Limited, கோயம்புத்தூர் அவர்களின் இணையதள விண்ணப்ப எண். 0GKW32IG, நாள்.25.08.2025
3. இவ்வலுவலக இணையதள உத்தரவு எண். SWP/BPA/0634255/2025, நாள்.29.12.2025.

மேற்காண் பொருள் தொடர்பாக, பார்வை 2-ல் சுட்டிய மனுதாரர் கடிதத்தில் பெறப்பட்ட உத்தேசம் பரிசீலணை செய்யப்பட்டு, பார்வை 3-ல் சுட்டிய இவ்வலுவலக கடிதத்தின் மூலம் கோயம்புத்தூர் மாவட்டம், கோயம்புத்தூர் உள்ளூர் திட்டக் குழுமம், பேரூர் வட்டம் – சோமையம்பாளையம் கிராமம் – க.ச.எண்.413/1B3-ல் 12,201.18ச.மீ. பரப்பளவுள்ள மனையிடத்தில் 31,445.88 ச.மீ FSI பரப்புடன் அமையும் உத்தேச குடியிருப்பு கட்டிடத்திற்கு ம.வ./ந.ஊ.இ எண்.657/2025 (ம) திட்ட அனுமதி எண்.938/2025 என எண்ணிடப்பட்டு வரைபடம் (ம) உத்தரவு கடிதம் ஒப்புதலளிக்கப்பட்டது. ஒப்புதலளிக்கப்பட்ட வரைபடத்தில், "Block 1to4: Stilt + 5 Floors என சரியாக குறிப்பிட்டும் உத்தரவு கடிதத்தில் Block 1to4: Stilt + 5 Floors என்பதற்கு பதிலாக Block 1to4: Stilt+4 Floors என குறிப்பிடப்பட்டுள்ளது.

எனவே, ஒப்புதலளிக்கப்பட்ட உத்தரவு கடிதத்தில் Block 1to4: Stilt+4 Floors என்பதை Block 1to4: Stilt + 5 Floors என திருத்தி வாசித்துக்கொள்ளுமாறு கேட்டுக்கொள்ளப்படுகிறது.

இணை இயக்குநர் (முகூபொ),
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
கோயம்புத்தூர்.
17/02/26

நகல்:-

1. தலைவர் /தனிஅலுவலர்/வட்டார வளர்ச்சி அலுவலர்(கி.ஊ),
   சோமையம்பாளையம் ஊராட்சி,
   பெரியநாயக்கன்பாளையம் ஊராட்சி ஒன்றியம்,
   கோயம்புத்தூர் வடக்கு வட்டம்,
   கோயம்புத்தூர் மாவட்டம்.

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

3. சார்பதிவாளர்,
   வடவள்ளி சார்பதிவாளர் அலுவலகம்,
   கோயம்புத்தூர் வடக்கு வட்டம்,
   கோயம்புத்தூர் மாவட்டம்.

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.,
ASSISTANT DIRECTOR
SWP Building Plan Application – Planning Permission
Application No: SWP/BPA/634255/2025 **Date: 29.12.2025**

Subject: **Residential Building (NHRB)** - District Town and Country planning Office - HACA - Coimbatore District/Local Planning Authority - Coimbatore North Taluk - Somayampalayam Village (HACA Village) - S.F.No.413/1B3 - site extent: 12,201.18 Sq.m (as per Document) - Proposed Construction of Group House Residential Building - 6 Blocks (Block 1to4: Stilt + 4floors, Block 5: Basement + Stilt + 5 floors, Block 6: Ground + 4 floors) - FSI Area: 31,445.88 Sqm - Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg

Reference:

1. Applicant Thiru. A.Gokulakrishnan (Director), Keartiman Skills Private Limited, Online Application Reference No. SWP/BPA/0634255/2025, Dated:25.08.2025
2. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 22.12.2025 (BP/DTCP No.657/2025)
3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020
8. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
12. G.O.(Ms). No.171, Housing and Urban Development, UD4(1) Department, Dated: 30.10.2025.

13. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
14. District Fire Officer, Fire and Rescue Services Department, P.P.NOC 6312/NOC/NMSB/2025, (Serial No.4011/2025) dated 25.11.2025.
15. Principal Chief Conservator of Forests (Head of Forest Force) Department, Chennai Letter K.Dis.No.TS2/3311/2025, dated 24.09.2025.
16. Joint Director, Geology and Mining Department, Coimbatore Letter Rc. No.1223/Mines/2025, dated 22.09.2025.
17. Revenue Divisional Officer, Coimbatore North Letter K.Dis.No.4594/2025/A4, dated 05.09.2025
18. Principal Secretary, Housing and Urban Development, UD4(3) letter No.15535/UD (4)3/2019-2Department, Dated: 18.02.2020.
19. Demand payment Request Letter, Dated: 22.12.2025
20. Applicant Thiru. A.Gokulakrishnan (Director), Keartiman Skills Private Limited, demand remittance letter dated: 25.12.2025 and 26.12.2025.
21. Applicant Thiru. A.Gokulakrishnan (Director), Keartiman Skills Private Limited, Gift deed document no. 8809 of Vadavalli SRO, dated: 26.12.2025.
22. LPA Coimbatore Meeting Resolution No.32, dated: 26.12.2025

Fees Details

Sl. No.	Description	Payment details for this Approval		
		Amount in Rs.	Date	E-Challan No.
1.	Scrutiny Fee	86,030.00	25.08.2025	---
3.	CC Charges	4,19,973.00	25.12.2025	---
4.	Security Deposit	44,82,338.00		
5.	Display Board Charges	1,500.00		
6.	Development Charges for Building	7,80,400.00		
7.	Development Charges for Land	49,200.00		
8.	Centage Charge for Building	27,000.00	26.12.2025	20251225000826
9.	Centage Charge for Land	600.00		
10.	Infrastructure and Amenities Charge	89,64,675.00		
12.	Premium FSI Charges	14,44,225.00		
11.	Shelter Fees	1,28,333.00	26.12.2025	20251225000864
12	OSRA Fees	Not Applicable (OSRA Handed over)		

ORDER

With reference to the 1st Cited letter, the applicant has requested for the approval of Proposed Construction of Group House Residential Building with 6 Blocks (Block 1to4: Stilt + 4floors, Block 5: Basement + Stilt + 5 floors, Block 6: Ground + 4 floors) for an FSI Area of 31445.88sqm in Coimbatore District, Coimbatore North Taluk, Somayampalayam Village (HACA Village) in S.F.No.413/1B3 in a total site extent of 12,201.18 Sq.m (as per Document). The site has been marked as **"A to L"** and issued concurrence for by the Director, Directorate 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. 657/2025**.

With reference to the letter 19 cited, Demand was issued to the applicant 25.12.2025. Applicant remitted the required fees and submitted remittance letter to the office on 25.12.2025 and 26.12.2025 through online.

Hence, the planning permission is issued with below conditions for this proposal and numbered as **Planning Permission No: 938/2025.** The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following,

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

Total Area of the Site : 12,300.00Sqm (as per Patta)

: 12,201.18 Sq.m (as per Document)

NHRB-Residential Building Area details

Block Name	Floor Name	FSI Area Sq.m	Non FSI Area Sq.m	Total Area Sq.m	Usage
Block - 1	Stilt Floor	32.95	1521.08	1554.03	Parking
	First Floor	1425.71	-	1425.71	8 Dwellings
	Second Floor	1425.71	-	1425.71	8 Dwellings
	Third Floor	1425.71	-	1425.71	8 Dwellings
	Fourth Floor	1425.71	-	1425.71	8 Dwellings
	Fifth Floor	1425.71	-	1425.71	8 Dwellings
	Terrace Floor	-	57.45	57.45	Head Room
	Sub Total	**7161.50**	**1578.53**	**8740.03**	**40 Dwellings**
Block - 2	Stilt Floor	78.86	1102.31	1181.17	Parking
	First Floor	1074.47	-	1074.47	8 Dwellings
	Second Floor	1074.47	-	1074.47	8 Dwellings
	Third Floor	1074.47		1074.47	8 Dwellings
	Fourth Floor	1074.47	-	1074.47	8 Dwellings
	Fifth Floor	1074.47	-	1074.47	8 Dwellings
	Terrace Floor	-	65.68	65.68	Head Room
	Sub Total	**5451.21**	**1167.99**	**6619.20**	**40 Dwellings**
Block - 3	Stilt Floor	28.71	935.07	963.78	Parking
	First Floor	889.79	-	889.79	8 Dwellings
	Second Floor	889.79	-	889.79	8 Dwellings
	Third Floor	889.79	-	889.79	8 Dwellings
	Fourth Floor	889.79	-	889.79	8 Dwellings

	Fifth Floor	889.79	-	889.79	8 Dwellings
	Terrace Floor	-	67.58	67.58	Head Room
	Sub Total	**4477.66**	**1002.65**	**5480.31**	**40 Dwellings**
Block - 4	Stilt Floor	40.74	1030.27	1071.01	Parking
	First Floor	981.41	-	981.41	8 Dwellings
	Second Floor	981.41	-	981.41	8 Dwellings
	Third Floor	981.41	-	981.41	8 Dwellings
	Fourth Floor	981.41	-	981.41	8 Dwellings
	Fifth Floor	981.41	-	981.41	8 Dwellings
	Terrace Floor	-	78.21	78.21	Head Room
	Sub Total	**4947.79**	**1108.48**	**6056.27**	**40 Dwellings**
Block - 5	Basement Floor	77.89	1353.43	1431.32	Parking
	Stilt Floor	325.35	1192.67	1518.02	Parking
	First Floor	1392.55	-	1392.55	8 Dwellings
	Second Floor	1392.55	-	1392.55	8 Dwellings
	Third Floor	1392.55	-	1392.55	8 Dwellings
	Fourth Floor	1392.55	-	1392.55	8 Dwellings
	Fifth Floor	1392.55	-	1392.55	8 Dwellings
	Terrace Floor	-	61.33	61.33	Head Room
	Sub Total	**7365.99**	**2607.43**	**9973.42**	**40 Dwellings**
Block-6	Ground Floor	430.70		430.70	Amenities
	First Floor	430.70		430.70	Amenities
	Second Floor	430.70		430.70	Amenities
	Third Floor	430.70		430.70	Amenities
	Fourth Floor	318.93		318.93	Amenities
	Terrace Floor	-	92.44	92.44	Head Room
	Sub Total	**2041.73**	**92.44**	**2134.17**	
Grand Total		**31445.88**	**7557.52**	**39003.40**	**200 Dwellings**

Total FSI Area= 31445.88Sqm

Normally Permissible FSI: 2.0

Achieved Permissible FSI: 2.577

Premium FSI: 0.577

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

Special Conditions

1. Reference 21 cited Gift deed document. OSR earmarked as (1 to 4) with an area of 1231.12Sqm was handed over to local body.
2. Necessary Environmental Clearance is to be obtained before issue of building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
3. As per GO cited in the reference 12, 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.

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.
10. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc.) Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
11. 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.

12. 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.
13. 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 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, 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. Fire rescue equipment should be provided as per Rules.
11. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials to be used Mandatory.
13. 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.
14. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.
16. 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.
17. 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.
18. 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 Special Officer/The Block Development Officer,
Somayampalayam Panchayat,
Coimbatore North Taluk,
Coimbatore District.

Copy to:

Thiru. A.Gokulakrishnan (Director), Keartiman Skills Private Limited,
No: 47, Chandralok, Ponniahrajapuram,
Coimbatore - 641001.
Ph- 09842299983, 9952482326
Mail: naveenassociates16@gmail.com

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.12.29 20:32:58

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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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.