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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

OCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE 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/711567/2025, Date:23.02.2026

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) – Chinnavedampatti village – S.F. No:488/2 for an extent of site area 8675.00sq.m - Proposed construction of residential apartment building for a FSI area 19672.76 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/711567/2025, Dt.04.02.2026.
2. M/s. Unitd Living Space LLP, Online Application Reference No. SWP / BPA / 711567 / 2025, Received Dated: 24.11.2025 & 27.01.2026.
3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/711567/2025, Dated: 26.11.2025 & 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. 185, Housing and Urban Development (UD3(2) Department, Dated: 09.10.2024.
16. G.O. (Ms) No. 171, Housing and Urban Development (UD4(1) Department, Dated: 30.10.2025.
17. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020

18. Demand payment Request Letter, Dated:02.02.2026 and 03.02.2026.
19. Demand paid by the applicant on 02.02.2026 and 20.02.2026.
20. Coimbatore Local Planning Authority Resolution No.04, Date.18.02.2026.

ORDER

With reference to the letter in the 2nd Cited letter, the applicant M/s. Unitd Living Space LLP has requested for the approval of Residential apartment building at Coimbatore District / Local Planning Authority, Coimbatore North Taluk, Chinnavedampatti village, S.F. No:488/2 for an extent of site area 8675.00sq.m. Proposed construction of residential apartment building for FSI area 19672.76 sq.m.

The applicant request was 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: 70 / 2026. in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 02.02.2026 and 03.02.2026. Applicant has paid the demand in swp portal on 02.02.2026 and 20.02.2026.

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:164/2026**. The Planning Permission Period is 23.02.2026 to 22.02.2034.

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

Area of site – 8675.00 sq.m.

Building details: Residential Apartment building

BLOCK - A2 (Height - 18.29 m)					
Building Area Details	**FSI (Sqm)**	**Non-FSI (Sqm)**	**Deduction (Sqm)**	**Total Built-up Area (Sqm)**	**No. of dwelling unit**
Stilt floor	13.02	909.05	--	922.07	-
First floor	856.18	--	65.89	856.18	8
Second floor	856.18	--	65.89	856.18	8
Third floor	856.18	--	65.89	856.18	8
Fourth floor	856.18	--	65.89	856.18	8
Fifth floor	856.18	--	65.89	856.18	8
Head room	--	27.54	--	27.54	-
Total	**4293.92**	**936.59**	**329.45**	**5230.51**	**40**

BLOCK - B2 (Height - 18.29 m)					
Building Area Details	**FSI (Sqm)**	**Non-FSI (Sqm)**	**Deduction (Sqm)**	**Total Built-up Area (Sqm)**	**No. of dwelling unit**
Stilt floor	13.02	2472.10	--	2485.12	-
First floor	2334.52	--	150.60	2334.52	20
Second floor	2309.46	--	150.60	2309.46	24
Third floor	2309.46	--	150.60	2309.46	24
Fourth floor	2309.46	--	150.60	2309.46	24
Fifth floor	2309.46	--	150.60	2309.46	24
Head room	--	74.56	--	74.56	-
Total	**11585.38**	**2546.66**	**753.00**	**14132.04**	**116**

BLOCK - C2 (Height - 18.29 m)					
Building Area Details	**FSI (Sqm)**	**Non-FSI (Sqm)**	**Deduction (Sqm)**	**Total Built-up Area (Sqm)**	**No. of dwelling unit**
Stilt floor	13.02	789.41	--	802.43	-
First floor	763.50	--	38.93	763.50	8
Second floor	763.50	--	38.93	763.50	8
Third floor	763.50	--	38.93	763.50	8
Fourth floor	763.50	--	38.93	763.50	8
Fifth floor	763.50	--	38.93	763.50	8
Head room	--	24.61	--	24.61	-
Total	**3830.52**	**814.02**	**194.65**	**4644.54**	**40**
Security room	-	6.25	-	6.25	-
Motor room	2.0	-	-	2.00	-
Grand total	**19711.82**	**4303.52**	**1277.10**	**24015.34**	**196**

FSI Area - 19711.82Sqm.

FSI = 2.27 (0.27 Premium FSI)

Total Number of Dwellings – 196 Units

Special Conditions

1. OSR Charges has been paid by the applicant Rs.10180113/-, Dt.02.02.2026.
2. Necessary Environmental Clearance is to be obtained before issue of Building approval from the Local Body as per G.O. (Ms) No. 185, Housing and Urban Development (UD3(2) Department, Dated: 09.10.2024.
3. Premium FSI charges has paid by the applicant Rs.13905975/-, Dt.20.02.2026.
4. As per GO cited in the reference 16th, For Commercial, industrial and institutional buildings exceeding 300 square meters Floor Space Index area, a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points".
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
7. 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.

8. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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.
10. 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 Additional and Revision of High Rise Office 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.21000/-, Dt.20.02.2026
Centage charges for land	Rs.300/-, Dt.20.02.2026
I & A Charges	Rs.5620200/-, Dt.20.02.2026
Premium FSI charges	Rs.13905975, Dt.20.02.2026
Security deposit	Rs.2810100/-, Dt.20.02.2026
CC Charges	Rs.258528/-, Dt.20.02.2026.

Display board charges	Rs.1500/-, Dt.20.02.2026
Shelter charges	Rs.2158302/-, Dt.20.02.2026
Development charges for land	Rs.34700/-, Dt.20.02.2026
Development charges for building	Rs.480400/-, Dt.20.02.2026
OSR Charges	Rs.10180113/-, Dt.02.02.2026.
Scrutiny fee	Rs.52677/-, Dt.24.11.2025

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

To

The Commissioner,
Coimbatore City Municipal Corporation (North zone),
Coimbatore District.

Copy to

1. Mr K Arun Prasad,
   For M/s United Living Sapce LLP,
   2nd floor. 496, C-4,
   Grand CAG Central,
   Avinashi road,
   Coimbatore - 641004.

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

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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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.