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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (FAC)

COIMBATORE LOCAL PLANNING AUTHORITY

ʍBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: Mr.G.PURUSHOTHAMAN, B.E., M.PLAN.,

Online Building Plan Application No - Planning permission

Application Number- SWP/BPA/751234/2026

Sir/Madam,

Subject :

Residential Apartment Building - District Town and Country Planning - Coimbatore Local Planning Authority - Coimbatore District/Corporation – Coimbatore South Taluk – Uppilipalayam village - Ward AD, Block No. 12, T.S. No: 4/4 for an extent of site area 2793.10 sqm - Proposed construction of Residential Apartment Building for an FSI area 6358.32 Sq.m - Technical Concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference :

1. Applicant M/S.RR HOUSING INDIA PRIVATE LIMITED Represented by its Director Mrs K Tamilarasi, Online Application Reference No. SWP/BPA/751234/2026, Received Dated: 10.01.2026 & 05.02.2026.
2. Director of Town and country Planning, Chennai Online Application No. SWP/BPA/751234/2026, Dated:07.03.2026. (Technical concurrence issued vide No. **B.P/DTCP No:182 /2026)**
3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/751234/2026, Dated: 19.01.2026 & 05.02.2026.
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. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
11. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
12. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
13. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
14. Demand payment Request Letter, Dated: 09.03.2026
15. Applicant M/S.RR HOUSING INDIA PRIVATE LIMITED Represented by its Director Mrs K Tamilarasi,, Coimbatore, demand remittance letter dated. 12.03.2026
16. Airport Authority of India NOC No. COIM/SOUTH/B/010726/2330402, Dated: 18.02.2026 (Valid up to 17.02.2034)
17. OSR Gift deed No : 3550/2026, Dated : 16.03.2026.

Fees Details

Scrutiny Fees	-	Rs. 23281.00	Dated.10.01.2026. E-challan No. 20260316029505 Dated.17.03.2026.
Centage Charge for Building	-	Rs.600.00	
Centage for Land	-	Rs. 55000.00	
Infrastructure and Amenities Charges	-	Rs.1813455.00	
Premium FSI Charges	-	Rs.7009875.00	
Development Charge for Building	-	Rs. 191100.00	Dated.12.03.2026.
Development Charge for Land	-	Rs . 14000.00	
Security Deposit	-	Rs. 906728.00	
Display Board Charges	-	Rs. 1500.00	
CC Charges	-	Rs. 102841.00	
Shelter Charges	-	Rs.669204.00	E-challan No. 20260316029752 Dated.17.03.2026

OSR Charge - OSR area 280.12 Sqm shown in the site plan is already handed over to local body vide Gift deed No : 3550/2026, Dated : 16.03.2026.

ORDER

With reference to the 1st cited letter, the applicant **M/S. RR HOUSING INDIA PRIVATE LIMITED Represented by its Director Mrs K Tamilarasi** has requested for the approval of Residential Apartment Building at Coimbatore District / Local Planning Authority, Coimbatore Corporation, Coimbatore South Taluk, Uppilipalayam village, Ward AD, Block No. 12, T.S. No: 4/4 for an extent of site area 2793.10 sqm, proposed construction of Residential Apartment Building for an FSI area 6358.32 sqm. The Deputy Director / Member Secretary / Joint Director (FAC) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Deputy Director / Member Secretary / Joint Director (FAC) recommendation, the applicant request has been accepted and the boundary of the site has been marked as "A to F".

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: 182/2026. This Office Planning Permission No : 255/2026 and valid for a duration of 8Years from the date of e-sign.

Planning Permission has been issued with the following common and special conditions
Area of Site – 2793.10 Sq.m (Height of Building-18.25m)

Building Area details :

BLOCK NAME	FSI AREA (SQM)	NON-FSI AREA (SQM)	TOTAL BUILT-UP AREA (SQM)
Basement Floor	-	1329.82	1329.82
Stilt Floor	20.52	1340.14	1360.66
First Floor	1267.56	93.10	1360.66
Second Floor	1267.56	93.10	1360.66
Third Floor	1267.56	93.10	1360.66
Fourth Floor	1267.56	93.10	1360.66
Fifth Floor	1267.56	93.10	1360.66
Terrace Floor	-	51.74	51.74
Driver WC and Bath	-	3.71	3.71
Total Area	6358.32	3190.91	9549.23

FSI Area - 6358.32 Sqm
Floor Index Space (FSI) - 2.2764 (0.2764 Premium FSI)

Special Conditions

1. The OSR Area – 280.12 Sqm (10.03%) (Earmarked 1 to 4) shown in the site plan should be transferred to the local body Gift deed No. 3550/2026, Dated : 16.03.2026.
2. As per rule 35(b) explanation-2(20)(d) of TNCDBR 2019, during construction of the basement floor it shall be the sole responsibility of the building permit holder to ensure that the building or the structure in the adjoining sites are not weakened or damaged.
3. As per the site plan marked as to be demolished building portions and Buildings to is demolished.
4. The applicant has paid premium FSI charges before obtaining planning permission from the Coimbatore District Town and Country Planning Office.
5. Conditions stipulated in the Airport NOC must be fulfilled scrupulously.
6. As per GO cited in the reference 14th, For residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up
7. 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".
8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
9. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
11. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

12. 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 (Partition deed) 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.
13. 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.
14. "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.
15. 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.
16. 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. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

    d) Workmanship, soundness of structure and materials used

e) Quality of building services and amenities the construction of building

f) 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 within 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 1If the details given by the applicant is found to be false(or)
   2. If the applicant fails to follow the rules and Norms, the Member Secretary Concern can cancel or revise the planning permission issued.

4. Solar water heating system to be provided to the proposed 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,
District Town and Country planning Office,
Coimbatore District

To:

The Commissioner
Coimbatore Corporation
Coimbatore - 641001

Copy to:
M/S.RR HOUSING INDIA PRIVATE LIMITED
Represented by its Director Mrs K Tamilarasi,
RR Sai Complex no. 26, Amsa layout, R S Puram,
Coimbatore - 641002
9600395050
drawings@dvipl.com

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.