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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: Mrs V.B. PAVITHRA, B.Arch.,M.U.R.P.,
ASSISTANT DIRECTOR/JOINT DIRECTOR (FAC),
SWP Building Plan Application - Planning Permission

Application No: SWP/BPA/765227/2026, Date:10.07.2026

Subject: **HRB – Residential Building** - District Town and Country planning office, Coimbatore – Coimbatore District - Coimbatore Local Planning Area – Coimbatore City Municipal Corporation - Coimbatore South Taluk - Sowripalayam Village, Old S.F.No. 435/1, Ward: AA, Block No.22, T.S.No.01 and as per Approved Residential Subdivision Layout No. L.P/(CLPA) No. 37/2022, amalgamation of plot Nos. 01 to 07 with a total site extent of 4050.00Sqm (as per Patta) – Proposed FSI area - 9015.49 Sqm – Technical Concurrence issued – Planning permission issuing - Reg.

Reference:

1. Director of Town and Country Planning, Technical concurrence issued vide Roc No. SWP/BPA/0765227/2026, Dt.21.05.2026.
2. Applicant M/s.Blueleaf Projects Private Limited, Online Application Reference No. SWP/BPA/0765227/2026, Dated: 30.01.2026.
3. Assistant Director/ Joint Director(i/c) / Member Secretary, Coimbatore LPA / Coimbatore District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/0765227/2026, Dated: 04.02.2026.
4. HRB Meeting held on 06.03.2026, (Subject No.3)
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O. No.95, Housing and Urban Development Department, UD4(1), Dated:04.08.2023.
12. DGP/Director, Tamil Nadu Fire and Rescue Services Department PPNOC No.86/2026, Dated:02.03.2026. (Token No.366234)
13. Airport Authority of India NOC ID No. COIM / SOUTH / B / 032426 / 2575042, Dated:26.05.2026.
14. Demand payment Request Letter, Dated: 25.05.2026.
15. Demand paid by the applicant on 29.06.2026 and 01.07.2026.
16. Superintending Engineer (PWD), Planning and Design Circle, Chepauk, Chennai-5, Dt.12.06.2026.

17. Er. S. Gopinath, Red Sea Eco Solutions & Instruments (P) Ltd, STP design report Dt.03.07.2026 and Rainwater harvesting design report Dt.04.07.2026.
18. Coimbatore Local Planning Authority Meeting Resolution No.12, Dt.30.05.2026.

ORDER

With reference to the 2nd Cited letter, the applicant M/s Blueleaf Projects Private Limited, has requested for the approval of proposed construction of High Rise Residential Building in Coimbatore District/LPA, Coimbatore Corporation South Part, Coimbatore South Taluk, Sowripalayam Village, Old S.F.No. 435/1, Ward: AA, Block No. 22, T.S.No.01 and as per Approved Residential Subdivision Layout No. L.P/(CLPA) No. 37/2022, amalgamation of plot Nos. 01 to 07 with a total site extent of 4050.00Sqm (as per Patta). Proposed FSI area is 9015.49Sqm.

The above HRB Residential building proposal was placed in High Rise Building Panel meeting held on 06.03.2026.The subject was discussed and suggestions of High Rise Building panel were obtained.

The applicant request was accepted and the boundary of the site has been marked as "1 to 10". 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:403/2026**. in reference no. 01.

With reference to the letter 1st cited, Demand was issued to the applicant on 25.05.2026. Applicant has paid the demand in swp portal on 29.06.2026 and 01.07.2026.

As per special conditions stated in 1st cited order, below conditions were fulfilled by the applicant,

"1. Structural Design report and drawing vetted from PWD was received vide 16th cited.

3. Airport Authority of India Noc was obtained by the applicant vide 13th cited.

4. Applicant has paid the Premium FSI charge Rs.1,77,48,416/-, Dt.01.07.2026.

5. Applicant has paid the OSR charges to the Sub division plot approval vide L.P/CLPA No.37/2022.

8. Requirement of water specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water. Rainwater harvesting structure designed for minimum of highest rain fall in 50 years of cycle and arrangement made for using it. Report was obtained and submitted by the applicant vide 17th cited."

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:551/2026**. The Planning Permission Period is **10.07.2026 to 09.07.2034**.

The area statement for the Proposed High Rise Residential building is as below.

Total Area of the Site – 4050.00Sqm (As per Patta)

Total Area of the Site – 4036.73Sqm (As per Document)

Building details: High Rise Residential Building Area details

Building Area Details	FSI (Sqm)	Non-FSI (Sqm)	Total Built-up Area (Sqm)	Usage
Stilt floor	64.81	1938.68	2003.49	Parking
First floor	1201.43	--	1201.43	5
Second floor	1175.74	--	1175.74	5
Third floor	1183.73	--	1183.73	5
Fourth floor	1113.44	--	1113.44	5
Fifth floor	1070.21	--	1070.21	5
Sixth floor	1070.21	--	1070.21	5
Seventh floor	1067.90	--	1067.90	5
Eighth floor	1068.02	--	1068.02	5
Head room	--	93.94	93.94	-
Total	**9015.49**	**2032.62**	**11048.11**	**40**

Total FSI Area= 9015.49Sqm.

Normally Permissible FSI : 2.0

Achieved FSI : 2.233

Premium FSI : 0.233

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

Special Conditions

1. Conditions stipulated in the Noc cited in the reference 12th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

2. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.

3. As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Residential buildings a charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space.

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. 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.

8. 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 High Rise Residential building. Solar photo voltaic panels to be erected at the 1/3 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. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. 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.
11. If the applicant fails to construct the building as per the Planning Permission, the appropriate planning authority will take action under section of 56 and 57 of Tamil Nadu Town and Country Planning Act, 1971.

12. The planning permission or building permit if secured by any person by any misrepresentation or by production of false documents, such planning permission or building Permit will be cancelled after issuing a show cause notice as per TNCDBR 2019, rule 13.
13. The following charges are collected as follows

Centage charges for building	Rs.5000/-, Dt.01.07.2026
Centage charges for land	Rs.300/-, Dt.01.07.2026
I & A Charges	Rs.3381375/-, Dt.01.07.2026
Premium FSI charge	Rs.17748416/-, Dt.01.07.2026
Security deposit	Bank guarantee received Rs.1690688/-, Dt.24.06.2026, BG No.0763IGP004007026.
CC Charges	Rs.118932/-, Dt.29.06.2026
Display board charges	Rs.10000/-, Dt.29.06.2026
Shelter charges	Rs.3206099/-, Dt.29.06.2026
Development charges for land	Rs.16200/-, Dt.29.06.2026
Development charges for building	Rs.221000/-, Dt.29.06.2026
Scrutiny fee	Rs.28292/-, Dt.30.01.2026

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

To

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore District.

Copy to

M/s. Blue Leaf Projects Pvt Ltd,
D No. 167/2, Kumarapalayam main road,
Muthugoundanpalayam ring road,
Erode - 638104.

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2026.07.10 14:17:28

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

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.