



**PROCEEDINGS 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 2<sup>nd</sup> 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 1<sup>st</sup> 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**

| <b>BLOCK - A2 (Height - 18.29 m)</b> |                  |                      |                        |                                  |                             |
|--------------------------------------|------------------|----------------------|------------------------|----------------------------------|-----------------------------|
| <b>Building Area Details</b>         | <b>FSI (Sqm)</b> | <b>Non-FSI (Sqm)</b> | <b>Deduction (Sqm)</b> | <b>Total Built-up Area (Sqm)</b> | <b>No. of dwelling unit</b> |
| 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                            | -                           |
| <b>Total</b>                         | <b>4293.92</b>   | <b>936.59</b>        | <b>329.45</b>          | <b>5230.51</b>                   | <b>40</b>                   |

| <b>BLOCK - B2 (Height - 18.29 m)</b> |                  |                      |                        |                                  |                             |
|--------------------------------------|------------------|----------------------|------------------------|----------------------------------|-----------------------------|
| <b>Building Area Details</b>         | <b>FSI (Sqm)</b> | <b>Non-FSI (Sqm)</b> | <b>Deduction (Sqm)</b> | <b>Total Built-up Area (Sqm)</b> | <b>No. of dwelling unit</b> |
| 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                            | -                           |
| <b>Total</b>                         | <b>11585.38</b>  | <b>2546.66</b>       | <b>753.00</b>          | <b>14132.04</b>                  | <b>116</b>                  |

| <b>BLOCK - C2 (Height - 18.29 m)</b> |                  |                      |                        |                                  |                             |
|--------------------------------------|------------------|----------------------|------------------------|----------------------------------|-----------------------------|
| <b>Building Area Details</b>         | <b>FSI (Sqm)</b> | <b>Non-FSI (Sqm)</b> | <b>Deduction (Sqm)</b> | <b>Total Built-up Area (Sqm)</b> | <b>No. of dwelling unit</b> |
| 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                            | -                           |
| <b>Total</b>                         | <b>3830.52</b>   | <b>814.02</b>        | <b>194.65</b>          | <b>4644.54</b>                   | <b>40</b>                   |
| Security room                        | -                | 6.25                 | -                      | 6.25                             | -                           |
| Motor room                           | 2.0              | -                    | -                      | 2.00                             | -                           |
| <b>Grand total</b>                   | <b>19711.82</b>  | <b>4303.52</b>       | <b>1277.10</b>         | <b>24015.34</b>                  | <b>196</b>                  |

**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 1/3<sup>rd</sup> 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,  
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2. The Chair Person,  
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TRUTH ALONE TRIUMPHS