LAND USE INFORMATION (LUI) REPORT

Site: Ukkadam | **Date:** 04.11.2026
Ref. No.: S2T/LUI/CBE/_____

1. Basic Plot Information

District	**Coimbatore**	Survey No.	**11/6**
Taluk	**Coimbatore North**	ULPIN	**757481676**
Village	**Ukkadam**	Site Name	**Ukkadam**

2. Planning Status & Land Use

Planning Status	**Within Planning Area**	Master Plan	**Coimbatore Master Plan 2046**
Proposed Land Use	**Residential**	Land Type (Revenue)	**Wet – Mannavari**
Zone Classification	**Residential Special Type – III**	Guideline Value	**Rs. 25,000,00 per Hectare**

3. Restricted Zones / Special Areas

Airport Zone	YES	Quarry Zone	YES
Combined Building Area	NO	Railway Zone	NO
HACA (Hill Area Conservation)	NO	CRZ (Coastal Regulation Zone)	NO
ASA (Archaeological Site Area)	NO		

4. Observations & Remarks

- The site lies within the planning area and is earmarked for **Residential** use; residential development is permissible subject to TNCDBR 2019 (as amended) and the Zone III conditions.
- **Airport Zone:** A height clearance NOC from the Airports Authority of India (AAI) will be required before planning permission; building height shall be restricted accordingly.
- **Quarry:** The distance from the quarry boundary should be verified at site and any applicable clearance obtained before proposing the building plan.
- The land is classified as **wet land** in revenue records; land classification and change-of-use requirements, if any, should be confirmed before application.
- No restrictions apply under HACA, ASA, Railway, CRZ or Combined Building Area.

5. Next Stage

BUILDING PROPOSAL
Site Feasibility Report (SFR)
For your building proposal, try the Step2TNCDBR SFR.

LAYOUT APPROVAL
Layout Feasibility Report (LFR)
For layout approval, try the Step2TNCDBR LFR.

RERA REGISTRATION
Master Plan & Schedule
For obtaining RERA, try the Step2TNCDBR Master Plan & Schedule.

Disclaimer: This report is prepared from land use information available on the date above for preliminary feasibility only. It is not a planning permission or legal title opinion. Final approval is subject to the competent authority under TNCDBR 2019.

Prepared by

Verified by