PP APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

PURPOSE
Commercial

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/4/23 5:38 PM

From:

Joint Director / Deputy Director / Assistant

District Town and Country Planning, Corporation Complex, Dr Nanjappa Road, IInd Floor, Coimbatore .Pin 641 018

TO:

Mr. S SIKKANDAR BASHA
16/266, Ayyappan Kovil Street
Gandhi Nagar
Madhukkarai
Coimbatore - 641105

Online Application Number: SWP/BPA/004635/2022

Submitted Date : -

Sir,

Subject: Commercial Building - Office of the Directorate of Town and Country planning - Coimbatore District - Pollachi Taluk – Kurumbapalayam Village and panchayat - S.F.Nos 46/5B an extent of 2700.00 Sqm – proposed Commercial building of FSI Area 1792.58 Sqm Technical clearance issued - forwarded for further action - Reg

Reference:
1. Applicants Mr. S SIKKANDAR BASHA online application No SWP/BPA/0004629/2022 Dated: 19.12.2022.
2. Demand payment Request Letter, Dated: 18.10.2022.
3. Applicant demand remittance letter No Nil dated 26.12.2022 & 27.12.2022
4. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:06.11.2019
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. District Fire Officer letter No 12906 /<1/2022 dated.14.12.2022
7. Joint Direct Agri department letter No <1/ 14751/2022 dated 14.12.2022.
8. G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020

Body of the letter: With reference to the 1st Cited letter, applicant has requested for the approval of Commercial building in Coimbatore District - Pollachi Taluk – Kurumbapalayam Village and panchayat - S.F.Nos 46/5B an extent of 2700.00 Sqm - The site has been marked as “ABCDE” and concurrence for site issued vide this office ROC No : LP(CN) / R/ 315/2022 and Technical Clearance for the proposed Commercial building of FSI Area 1792.18 Sqm, issued vide ROC No : LP(CN)/R/60/2022. Technical Clearance has been issued with the following common and special conditions.

Proposal Details

Area of Site - 2700.00 Sqm

Building details (Industrial building)

Ser No	Description	FSI(Sqm)	Non FSI (Sqm)	Total Build up Area
1.	Ground Floor	863.16	-	863.16
2.	First Floor	929.02	-	929.02
3.	Head Room	-	53.82	53.82
Total		1792.18	53.82	1846.00

Conditions

1. 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.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. Status of OSR to be maintained as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. 'U' Trap to be provided as per GO No 341 MAWS dated 03.11.2001.
9. Fly Ash bricks to be used as per the directions of Forest Department and Department of Environment.
10. 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.
11. In case the documents submitted for approval found fake the Technical Concurrence wold be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and dies 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.
3. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
4. 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 (lease deed, sale deed, gift deed, etc) 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.
5. 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.
6. "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.
7. According to letter No .8557/2019/GR ehs; 08.05.2019-d;go This order is passed subject to the outcome of the writ petition WP(MD) No. 8948 / 2019.

8. According to G.O No 18 the building completion report to be informed.
9. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval
10. Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

Fees Paid Details
Scrutiny Fees - Rs. 7808.00
Centage Charge for Building - Rs. 3000.00
Centage for Land - Rs. 600.00
Infrastructure and Amenities Charges - Rs. 511575.00
CC Charges - Rs. 19868.00
Security Deposit - Rs. 255787.50
Display Board Charges - Rs. 1500.00
OSR Charges - Rs. 584550.00

JD/DD/AD
District Town & Country Planning Office District

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

Verified RealEstate
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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.