

PP

APPROVAL RECORD

Planning Permission

Coimbatore

Coimbatore district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

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.

PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: R.RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

Online Building Plan Application No – SWP/BPA/005686/2023

Sir,

Subject : Residential Building - District Town and Country planning – Coimbatore
Local Planning Authority - Coimbatore District/Corporation – Coimbatore
South Taluk - Singanallur Village - S.F.No.280/1pt New T.S.No.120 -
Ward No 36(AJ) - Block no.19 for an extent of Site area 3007.00 Sq.m -
Proposal of proposed Residential building for FSI area 7449.82 sq.m -
Technical clearance issued from Director, Directorate of town and Country
Planning, Chennai - Planning Permission Issued - forwarded for further
action - Reg.

Reference :

1. M/s. Patteeswara Developers India Pvt. Ltd, Coimbatore Online Application Reference No. SWP/BPA/005686/2023, Received Dated: 21.01.2023.
2. Director, directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 20.04.2023.
3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020

8. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16-04-2009.
10. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated: 27-06-2012.
11. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated: 22-09-2017.
12. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
13. Demand payment Request Letter, Dated: 27.04.2023.
14. Applicant M/S. Patteeswara Developers India Pvt. Ltd, Coimbatore demand remittance letter dated: 03.05.2023.

Fees Details

Centage Charge for Building	-	Rs. 6,500.00/-
Centage for Land	-	Rs. 300.00/-
Development Charge for Building	-	Rs. 2,19,460.00/-
Development Charge for Land	-	Rs. 12,184.00/-
Infrastructure and Amenities Charges	-	Rs. 21,23,250.00/-
Security Deposit	-	Rs. 10,61,625.00/-
Display Board Charges	-	Rs. 1,500.00/-
CC Charges	-	Rs. 1,18,103.00/-
Shelter Charges	-	Rs. 14,17,735.00/-
Premium FSI Charges	-	Rs. 1,31,39,350.00/-
OSR Charges	-	Rs. 51,73,409.00/-

ORDER

With reference to the 1st Cited letter, the applicant M/s. Patteeswara Developers India Pvt. Ltd has requested for the approval of residential building at Coimbatore District/Corporation, Coimbatore South Taluk, Singanallur Village, S.F.No.280/1pt New T.S.No.120/, Ward No 36(AJ), Block no.19 for an extent of Site area 3007.00 Sq.m - Proposal of proposed Residential building for FSI area 7449.82 sq.m. The site has been marked as "A to D" and the Technical Concurrence was issued vide Director, Directorate of Town & Country Planning Department, Chennai Letter, dated: 20.04.2023, under

section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 149/2023**. The proposed Residential building FSI Area 7449.82 sq.m with Building Planning Permission No- **240 அ முதல் ௨௮ வரை/2023**. And Duration from 04.05.2023 to 03.05.2031 (8 Years). OSR fee has been calculated as per Government guideline value and paid by the applicant. Planning Permission has been issued with the following common and special conditions.

Area of Site - 3007.00 Sq.m

Building details

Floor Details	FSI (Sqm)	Non FSI Area (Sqm)	Type of Building Use
Basement floor	33.75	1690.15	Association room and Parking
Stilt Floor	39.97	1717.35	Parking, EB Room and Drivers toilet
First floor	1475.22	-	10 Residential
Second floor	1475.22	-	10 Residential
Third floor	1475.22	-	10 Residential
Fourth floor	1475.22	-	10 Residential
Fifth floor	1475.22	-	8 Residential, Home theatre and Indoor games
Terrace Floor	-	69.55	
TOTAL	7449.82	3477.05	48 residential units

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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.
6. 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 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 municipality engineer details at the place of construction.
11. 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.
12. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
13. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
14. 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.
15. 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.
16. Government Registered Electrical Contractor must be employed for wiring works during construction.

Member secretary / Joint Director (i/c)
Coimbatore District Town and Country planning Office,
Coimbatore

To,:

The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to:

M/S. PATTEESWARA DEVELOPERS INDIA PRIVATE LIMITED,
11-A, Sowripalayam Road,
Ramanathapuram – 641 045.

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.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

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What you are allowed to build here: floor space, height, coverage and setbacks.

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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

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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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.

