

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

COIMBATORE LOCAL PLANNING AUTHORITY

PRESENT: R.RAJAGURU M.Tech.,

ASSISTANT DIRECTOR / MEMBER SECRETARY (INCHARGE)

Online Building Planning Permission

Application Number - SWP/BPA/006905/2023

Sir,

Subject : Commercial Building – Coimbatore District Town and Country planning - Local Planning Authority – Coimbatore District, Suler Taluk, Neelambur Panchayat/Village S.F.No: 725/2B, 729/1C, 729/2C, 729/3B, 729/4B, 729/5B1, 729/6A, 729/7B, 729/8B, 729/9B1 and 729/10A with a site area of 9690.00sqm Revised and additional Commercial Office building for total FSI area of 16412.65 sqm - Technical Concurrence issued from Director, directorate of town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

- Reference :
1. M/s.KPR Developers Ltd Online Application Reference No. SWP/BPA/006905/2023 Dated: 02.02.2023
 2. Director, directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 12.04.2023
 3. Director, DTCP Chennai Proceeding Roc No:7394/2020/TCP3, Date 22.09.2020
 4. Member Secretary / Joint Director Coimbatore LPA Proceeding Roc.No- 1328/2020/LPA, Dated 24.11.2020.
 5. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 8. G.O.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.54 Housing and Urban Development Department, Dated: 12.03.2020
11. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16-04-2009.
12. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated: 27-06-2012.
13. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated: 22-09-2017.
14. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
15. District Fire & Rescue Services, Coimbatore District, D.Dis No. 3557/E1/2022, dated. 27.04.2022.
16. Demand payment Request Letter, Dated: 17.04.2023
17. Applicant M/s.KPR Developers Ltd, Coimbatore demand remittance letter dated : 20.04.2023
18. Coimbatore Local Planning Authority Resolution No-03/2023 Date- 29.04.2023

Fees Details

Centage Charge for Building	-	Rs. 2,500/-	2,000.00
Centage Charge of Land	-	Rs. 300/-	300.00
Infrastructure and Amenities Charges	-	Rs. 23,67,705/-	
Display Board Charges	-	Rs. 1500/-	
CC Charges	-	Rs. 47,343/-	
Security Deposit Charges	-	Rs. 23,38,853/-	
Shelter Charges	-	Rs. 1,41,698.00 /-	
Development Charges for Building	-	Rs. 21,580 /-	
Development Charges for Land	-	Rs. 23,256/-	

Infrastructure and Amenities Charges	-	Rs. 23,10,000/- (Already Paid on Old Roc No-1328/2020/LPA)
Development Charges	-	Rs.1,86,000/-(Already Paid on Old Roc No-1328/2020/LPA)

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Revised and additional Commercial Office Building in Coimbatore District Suler Taluk, Neelambur Panchayat/Village S.F.No: 725/2B, 729/1C, 729/2C, 729/3B, 729/4B, 729/5B1, 729/6A, 729/7B, 729/8B, 729/9B1 and 729/10A with a site area of 9690.00sqm Revised and additional Commercial Office building for total FSI area of 16412.65 sqm . The Technical Concurrence is issued under section 49 of Town and Country Planning Act , 1971 for the above proposal and Numbered as No **B.P/ DTCP No. 131/2023 This Office Planning Permission No-217/2023. And Duration** from 03.05.2023 to 02.05.2031 (8Years). Planning Permission has been issued with the following common and special conditions

Area of Site – 9690.00sqm

Building details: Commercial office Building

Floor Details	Existing	Proposed
Block – 1 Office building	FSI(Sqm)	FSI(Sqm)
Basement Floor	4067.35 (Non FSI)	4043.49 (Non FSI)
Ground Floor	4052.52	3993.69
First Floor	4052.52	4091.37
Second Floor	---	4091.37
Third Floor	---	4091.37
Block – 2 Power house		
Ground Floor	---	144.85
Total	8105.04	16412.65

Total Revised and Proposed FSI Area= 16412.65 sq.m.

Conditions

1. OSR – with reference 3rd and 4th cited 10% percent of open space reservation area 976.00 sqm already handed over to the local body vide gift deed 12196/2020
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

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. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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 advertise, 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 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.
8. According to G.O No 18 Municipal Administration and Water supply Department, Dated: 04.02.2019 Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11. The permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.
 - a. Title or ownership of the site or building
 - b. Easement Rights.
 - c. Structural Reports, Structural Drawing and Structural aspects.
 - d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
 - e. Workmanship, soundness of structure and materials used.
 - f. quality of building services and amenities the construction of building
 - g. other requirements or licenses or clearance required for the site or premises or activity under various other laws.

Condition:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.

2. This Permit is furnished by virtue of power delegated by Coimbatore Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.

3. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.

4. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority. i).If the details given by the applicant is found to be false(or) ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.

5. 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.

6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

8. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

9. 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.

10. Mosquito netting to be provided at OHT and well.

11. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.

12. Fly Ash bricks and Materials to be used Mandatory.

13. 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.

14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

16. 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.

17. 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.

18. Government Registered Electrical Contractor must be employed for wiring works during construction.

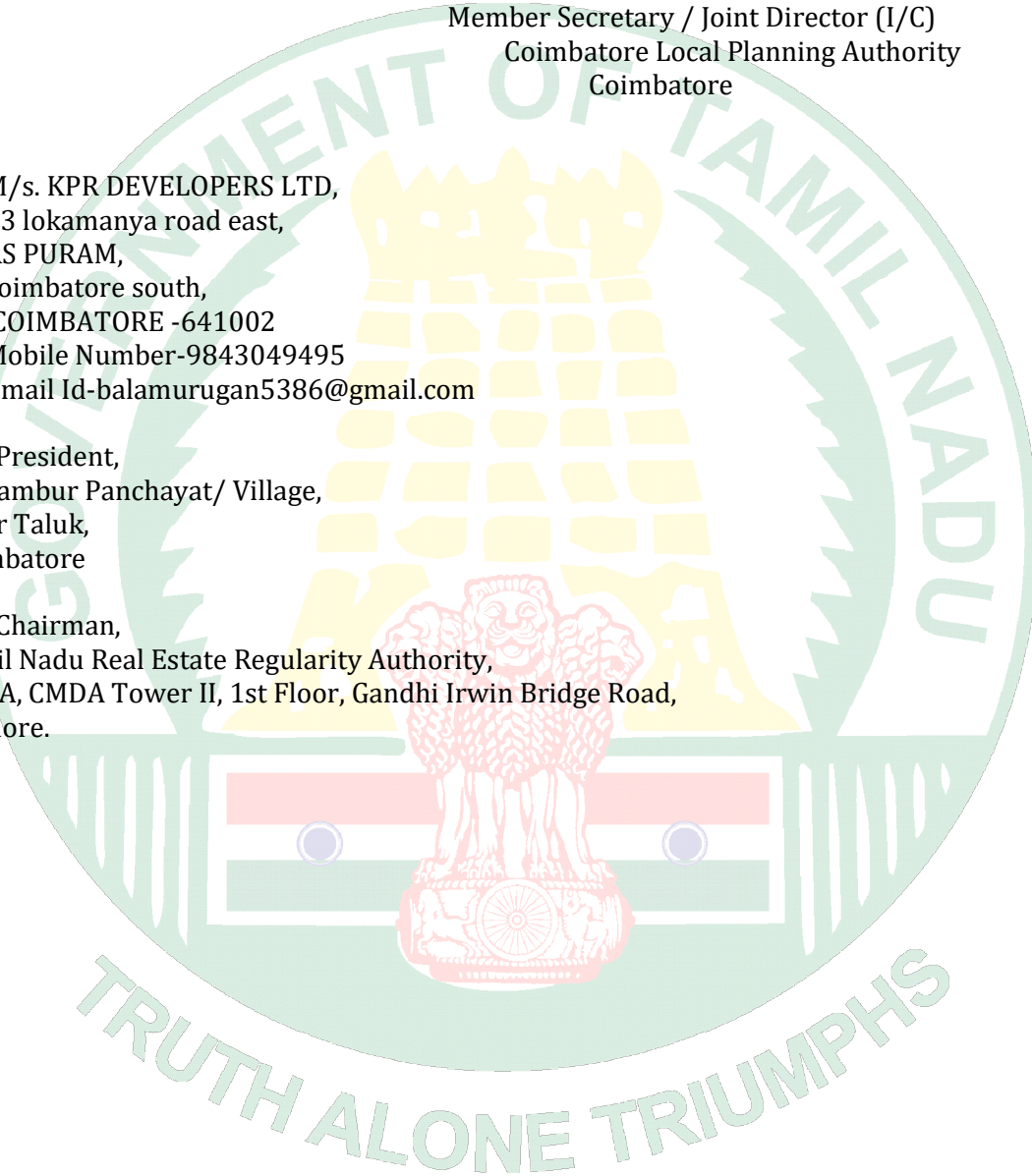
Member Secretary / Joint Director (I/C)
Coimbatore Local Planning Authority
Coimbatore

To,

M/s. KPR DEVELOPERS LTD,
73 lokamanya road east,
RS PURAM,
coimbatore south,
COIMBATORE -641002
Mobile Number-9843049495
Email Id-balamurugan5386@gmail.com

Copy to

1. The President,
Neelambur Panchayat/ Village,
Sulur Taluk,
Coimbatore
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore.



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.

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Every record check run on one property and returned as a single report.

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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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Watch a property and hear about it when something new is registered against it.

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Run the transaction in one place: documents, stamping, signatures and the parties.

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The registers themselves, read for you.

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Patta and Chitta

Field Measurement Sketch

EC Analyzer

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Value and duty

What it is worth and what it costs to register.

Guideline value by street

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Zoning and land use

What the plan says can happen on this land.

Land use zone finder

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Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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Chennai 600 097, India
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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.

