

PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

PRESENT: R.RAJAGURUM.Tech.,

ASSISTANT DIRECTOR

Online Building Planning permission

Application Number - SWP/BPA/008524/2023

Sir,

Subject : Revised and Additional Professional and Business Office Building - District Town and Country planning - Coimbatore Local Planning Authority - Coimbatore District / Corporation-North Taluk- North Zone- Krishnarayapuram Village- Ward No- 24- Block No- 28- T.S.No-123&124 for an extent of 419.00 Sq.m (Excluding Scheme Road Wideining Area- 74.00 sq.m) – proposal of Revised and Additional Professional and Business Office Building (Basement+ Stilt +4 floors) of FSI Area 708.38 Sq.m - Planning Permission Issued- forwarded for further action - Reg.

- Reference :
1. Thiru.**J.SIVAKUMAR** Coimbatore,Online Application No.SWP / BPA /008524 /2023 Dated:27.03.2023
 2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 4. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
 5. G.O.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019.
 6. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
 7. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
 8. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.

9. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
10. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
11. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
12. This Office Previous Approval Roc No- 2997/2020 LPA dated: 09.06.2022
13. Demand payment Request Letter, Dated: 29.05.2023
14. Applicant J.SIVAKUMAR Coimbatore demand remittance letter dated : 30.05.2023

Fees Details

Centage Charge for Building	-	Rs. 2000. 00
Centage for Land	-	Rs. 300.00
Development Charge for Building	-	Rs.42040. 00
Development Charge for Land	-	Rs. 3352. 00
Infrastructure and Amenities Charges	-	Rs.35065. 00
(Already paid I&A fees old file Roc No- 2997/2020 - Rs. 1,67,000)		
Security Deposit	-	Rs.17533. 00
Display Board Charges	-	Rs. 1500. 00
CC Charges	-	Rs.11312. 00
Shelter Charges	-	Not Applicable
Premium FSI Charges	-	Not Applicable
OSR Charges	-	Rs. 12,27,000/- (Already Paid old file No- 2997/2020/LPA date: 11.04.2021 & 16.05.2022)

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Revised and Additional Professional & Business Office Building in Coimbatore District / Corporation, North Taluk, North Zone, Krishnarayapuram Village, Ward No-24- Block No-28- T.S.No- 123 & 124 for an extent of 419.00 Sq.m. (Excluding Scheme Road widening Area 74.00 sq.m Gifted to the Local Body on Document No- 265/2022 dated : 14.01.2022) The site has been marked as “A to D” Site Approval LP/CLPA No - 158/2022 already given by This office Letter Roc No- 2997/2020. And Revised and Additional

Professional and Business Office Building FSI Area 708.38 Sq.m with **Building Planning Permission No- 318/2023. And Duration** from 31.05.2023 to 30.05.2031 (8Years). Planning Permission has been issued with the following common and special conditions.

Area of Site - 419.00 Sq.m

Building Area details :
Existing Approval Area:

Floor Details	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area(Sq.m)
Basement Floor	-	-	-
Stilt Floor	25.54	160.65	186.19
First Floor	186.19	-	186.19
Second Floor	186.19	-	186.19
Third floor	186.19	-	186.19
Terrace floor	-	21.88	21.88
Total	584.11	182.53	766.64

Revised and Additional Area:

Floor Details	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area(Sq.m)
Basement Floor	-	171.53	171.53
Stilt Floor	28.78	142.75	171.53
First Floor	169.90	-	169.90
Second floor	169.90	-	169.90
Third Floor	169.90	-	169.90
Fourth Floor	169.90	-	169.90
Terrace Floor	-	27.58	27.58
Total	708.38	341.86	1050.24

Total FSI Area - 708.38 Sq.m

FSI - 1.69

Special Conditions

- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

- 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.
- Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
- Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 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.
- 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.
- “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.
- According to G.O No 18 Department of Municipal Administration and Water Supply, 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 itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.

- 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. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
 - d) Workmanship, soundness of structure and materials used
 - e) Quality of building services and amenities the construction of building
 - f) other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. As per the G.O. 18 Municipal Administration and water supply Management dated 04.02.2019 Rule 41 **Reservation of land for community recreational equivalent Guide Line Value Amount Paid by Applicant.**
2. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
3. If the application applied under 49 or 64(1) of Tamil Town and country planning Act 1971 is rejected or Refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal with in Two months from the date of issue of this order to Director of Town and Country Planning / Government.
4. After the Planning Permission issued by Member Secretary Coimbatore Local Plan 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 G.O No 341 MAWS 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 G.O 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 TamilNadu 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.

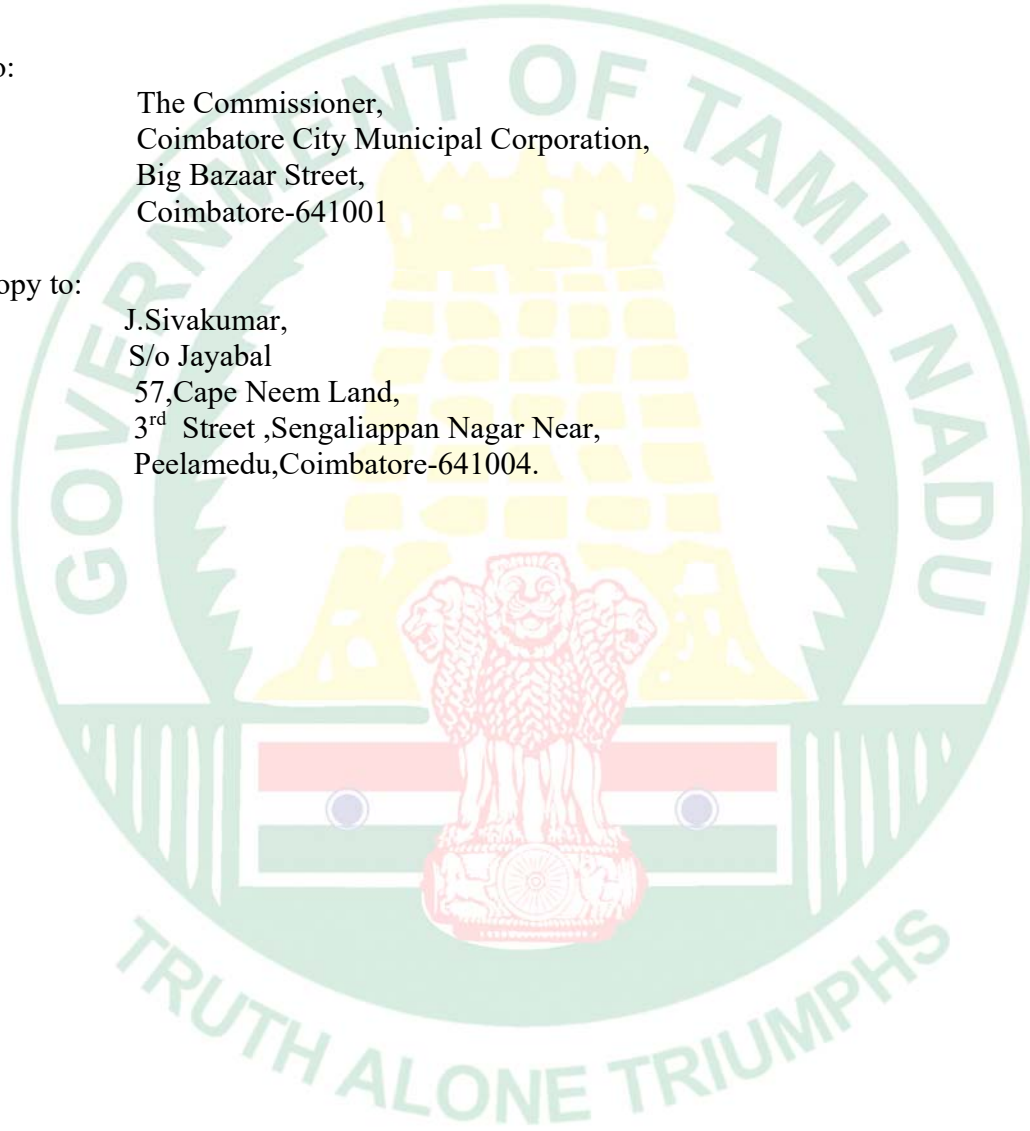
Member secretary / Joint Director(I/c)
Coimbatore District Town and Country Planning Office,
Coimbatore

To:

The Commissioner,
Coimbatore City Municipal Corporation,
Big Bazaar Street,
Coimbatore-641001

Copy to:

J.Sivakumar,
S/o Jayabal
57,Cape Neem Land,
3rd Street ,Sengaliappan Nagar Near,
Peelamedu,Coimbatore-641004.



Signature Not Verified
Signed by: Joint Director
Location: Coimbatore
Date: 2023.05.31 16:25:03

