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APPROVAL RECORD

Planning Permission

Namakkal

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 JOINT DIRECTOR (I/C)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : R.RAJAGURU M.Tech.,

JOINT DIRECTOR (I/C)

Online Building Plan Application - Technical Concurrence

Application Number - SWP/BPA/012517/2023

Sir,

Subject : Institutional Building (Hostel) - District Town and Country Planning Office - Coimbatore District, Kinathukadavu Taluk, Kondampatty Village S.F.Nos. 159/1B, 159/2B, 160/1, 160/2, 160/3A, 160/3B, 162/1B and 162/2 with a site area of 31600.00 sqm Proposal existing and Additional construction of Block – 1 and Block – 2 Ground + 3 Floors Hostel Building for an FSI area 7939.24 Sqm - Technical Concurrence Issued - forwarded for further action - Reg.

- Reference :
1. Applicants **M/s. ESHWAR TRUST** online application No. SWP/BPA/012517/2023 Dated: 02.08.2023
 2. Proceedings of the director, Town and country planning office Vide online application SWP/BPA/012517/2023 Dated: 11.09.2023 (B.P/DTCP No: 342/2023).
 3. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004.
 4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
 5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
 6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
 7. G.O.53, Housing and Urban Development Department, Dated: 16.04.2018.
 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. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.

12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.7486/2009/PA2, Dated: 16.04.2009.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27.06.2012.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/PA1, Dated: 22.09.2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 47963/2022/K2, Dated: 23.04.2022.
18. Joint Director, Agriculture Department Noc
No : E1/5739/2023. Dated : 24.05.2023
19. District Fire & Rescue Services, Coimbatore District Noc No:
D.Dis No. 11007/E1/2023, dated : 01.08.2023..
20. Demand payment Request Letter, Dated: 12.09.2023
21. Applicant **M/s. ESHWAR TRUST**, Coimbatore demand remittance letter
Dated: 13.09.2023

Body of the Letter :

The Proposal received in the reference 1st cited for the Institutional Building (Hostel) in Coimbatore District, Kinathukadavu Taluk, Kondampatty Village, S.F.Nos. 159/1B, 159/2B, 160/1, 160/2, 160/3A, 160/3B, 162/1B and 162/2 with a site area of 31600.00 sqm Proposal existing and Additional construction of Block – 1 and Block – 2 Ground + 3 Floors Hostel Building for an FSI area 7939.24 Sqm - Technical Concurrence Issued.

The application was processed as per the rules prevailing, records perused and site inspection was conducted. With reference to the letter 2 the Approval for the site issued and numbered as **B.P/DTCP No: 342/2023**. The Technical Concurrence for Proposal existing and Additional construction of FSI area 7939.24 Sqm

With reference to the letter 21 cited, Demand was issued to the applicant on 12.09.2023 Applicant remitted the required fees and submitted remittance letter in this office on 13.09.2023.

Area of Site - 31600.00 sqm

Proposal existing and Additional construction

Building details:

(Block –1)	FSI Area
Existing Ground Floor:	1049.81 Sqm.
Existing First Floor:	1049.81 Sqm
Existing Second Floor:	1049.81 Sqm
Existing Third Floor:	1049.81 Sqm

(Block –2)

Existing Ground Floor:	948.60 Sqm.
Proposed Ground Floor:	23.30 Sqm.
Existing First Floor:	899.40 Sqm
Proposed First Floor:	23.30 Sqm.
Existing Second Floor:	899.40 Sqm.
Proposed Second Floor:	23.30 Sqm
Existing Third Floor:	899.40 Sqm
Proposed Third Floor:	23.30 Sqm

Total : 7939.24 Sqm.

The Section 47 of Town and Country Planning Act 1971, **DTCP/R(C) No. 290 /2023.** Technical Clearance has been issued with the following common and special conditions.

Special Conditions:

1. The OSR area 3172.20 Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.

5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.
7. 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.
8. 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
9. 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)
10. 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.

General Conditions:

1. Solar water heating system to be provided for the proposed additional construction of Institutional 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 references Cited Government orders & circulars centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the district officer.

The applicant remitted the required fees given below for the approval of Additional Building

Fees Details

Centage Charge for Building	-	Rs. 15000.00
Centage Charge of Land	-	Rs. 600.00
Infrastructure and Amenities Charges	-	Rs. 2262900.00
Display Board Charges	-	Rs. 1500.00
CC Charges	-	Rs. 100602.00
Security Deposit Charges	-	Rs. 1131450.00
Shelter Charges	-	Rs. 30820.00

Proposal existing and Additional construction of FSI Area 7939.24 Sqm as per Section 47 of Town and Country Planning Act 1971, DTCP/R(C) No. 290/2023 has been granted.

Encl: Building Plan Map

Joint Director (I/C)
District Town and Country Planning Office
Coimbatore.

To,

1. The President,
Kondampatti village panchayat,
Kinathukadavu Taluk,
Coimbatore.
2. M/s Eshwar Trust,
4/73, Vadasithur Via,
Kondampatti Post,
Kinathukadavu Taluk,
Coimbatore - 641202.

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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Verify My Land

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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Build Scope

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

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Property Tracker

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

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Deal Room

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

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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

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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

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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.

