

PP

APPROVAL RECORD

Planning Permission

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 (i/c)

COIMBATORE LOCAL PLANNING AUTHORITY

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : THIRU.R.RAJA GURU, M.Tech.,

ASSISTANT DIRECTOR,

MEMBER SECRETARY/ JOINT DIRECTOR(i/c)

Online Building Plan Application – Planning Permission

Application Number : SWP/BPA/296162/2024

Sir,

Subject: **NHRB- Residential Building** - District Town and Country Planning Office - Coimbatore District –Coimbatore Local Planning Authority/ Corporation- Coimbatore North Taluk – Villakurichi Village in T.S.No.22, (Old Survey No.473/2E) Ward No. Y (25),Block No.21 and T.S.No.21/5,(Old Survey No.473/2Fpt) Ward No. Y (25),Block No.21 - with a Site Area of 8786.10sq.m (As per patta) - FSI Area of 20981.10sq.m – Technical Concurrence issued by Directorate of Town and Country planning Office - Planning Permission issued - forwarded for further action - Reg.

Reference:

1.	Directorate of Town and Country Planning office proceeding letter No SWP/BPA/296162/2024, Dated: 20.09.2024
2.	M/s.Jagannaath Properties, Online Application Reference No. SWP/BPA/296162/2024, Received Dated: 17.07.2024.
3.	Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/296162/2024, Dated:23.07.2024
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.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8.	G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
9.	G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
10.	circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
11.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
12.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
13.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
14.	G.O.(Ms).No.95, Housing and Urban Development Department, Dated: 04.08.2023.
15.	Demand payment Request Letter, Dated: 26.09.2024

16.	Applicant M/s.Jagannaath Properties, Demand remittance letter Dated 27.09.2024 and OSR Fees paid dated 25.09.2024
17.	Coimbatore Local Planning Authority Resolution No : 2 dated - 01.10.2024

Fees Details

Centage Charge for Building	Rs. 30000.00
Infrastructure and Amenities Charges	Rs. 5985000.00
Security Deposit Charges	Rs. 2992500.00
CC Charges	Rs 321814.00
Shelter Charges	Rs. 3560040.00
Display Board Charges	Rs 1500.00
Development Charges for Building	Rs. 598000.00
Development Charges for Land	Rs. 37068.00
Centage Charges for land	Rs. 900.00
OSR Charges	Rs. 15797587.00

Body of the letter:

1. With reference to the 2nd Cited letter, the applicant M/s.Jagannaath Properties, has requested for the approval of residential building at Coimbatore District Coimbatore Local Planning Authority/ Corporation- Coimbatore North Taluk – Villakurichi Village in T.S.No.22, (Old Survey No.473/2E) Ward No. Y (25),Block No.21 and T.S.No.21/5,(Old Survey No.473/2Fpt) Ward No. Y (25),Block No.21 - with a Site Area of 8786.10sq.m (As per patta) - FSI Area of 20981.10sq.m The Assistant Director / Member Secretary / Joint Director (i/c) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Member Secretary / Joint Director (i/c) recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to I”.

The Technical Concurrence is issued by Directorate of Town and Country Planning office under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: B.P/DTCP No: 455 / 2024.

With reference to the letter 15 cited, Demand was issued to the applicant on 26.09.2024. Applicant remitted the required fees and submitted remittance letter in this office on 27.09.2024.

2. The area statement for the Proposed Residential buildings is as below.

Area of Site – 8786.10sq.m (As per patta)

Building details: Residential Building

Building Details	FSI Area	Non FSI Area	Total Built Up Area	Dwelling unit
BLOCK - A				
Stilt Floor	-	1388.96	1388.96	Parking
First Floor	1160.98	227.98	1388.96	16
Second Floor	1160.98	227.98	1388.96	16
Third Floor	1160.98	227.98	1388.96	16
Fourth Floor	1160.98	227.98	1388.96	16
Fifth Floor	1160.98	227.98	1388.96	16
Head Room	-	43.48	43.48	-
SUB TOTAL	5804.90	2572.34	8377.24	80
BLOCK - B				
Stilt Floor	-	1225.06	1225.06	Parking
First Floor	1049.92	175.14	1225.06	14
Second Floor	1049.92	175.14	1225.06	14
Third Floor	1049.92	175.14	1225.06	14
Fourth Floor	1049.92	175.14	1225.06	14
Fifth Floor	1049.92	175.14	1225.06	14
Head Room	-	43.48	43.48	-
SUB TOTAL	5249.60	2144.24	7393.84	70
BLOCK - C				
Stilt Floor	-	1220.12	1220.12	Parking
First Floor	1040.10	180.02	1220.12	14
Second Floor	1040.10	180.02	1220.12	14
Third Floor	1040.10	180.02	1220.12	14
Fourth Floor	1040.10	180.02	1220.12	14
Fifth Floor	1040.10	180.02	1220.12	14
Head Room	-	43.48	43.48	-
SUB TOTAL	5200.50	2163.70	7364.20	70
BLOCK - D				
Stilt Floor	-	1119.59	1119.59	Parking
First Floor	945.22	174.37	1119.59	14
Second Floor	945.22	174.37	1119.59	14
Third Floor	945.22	174.37	1119.59	14
Fourth Floor	945.22	174.37	1119.59	14
Fifth Floor	945.22	174.37	1119.59	14
Head Room	-	43.48	43.48	-
SUB TOTAL	4726.10	2034.92	6761.02	70
TOTAL	20981.10	8915.20	29896.30	290

Total FSI Area : 20981.10sqm

FSI Achieved : 2.38

All the Dwelling Units Carpet Area is below 90sqm, Hence Premium FSI Charges not applicable as per TNCD&BR-2019 rule 35 explanation 2,sub rule 24 (a).

The planning permission issued with the following Special and General Conditions:

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 616 /2024** and Duration of Permission from **27.09.2024** to **28.09.2032** (8 Years) has been accorded with the following special condition:

special condition :

1. With reference no 16 letter - the applicant remitted the OSR fees submitted remittance letter in this office on 25.09.2024
2. Environmental clearance is to be obtained before commencement of construction
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. 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.
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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.
7. 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.
8. 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.

9. 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.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
11. 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.
12. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
13. 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.
14. 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.
15. 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.

General 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. 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, Department of Municipal Administration and WaterSupply, Dated: 04.02.2019.

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. 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.
8. Fly Ash bricks and Materials to be used Mandatory.
9. 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.
10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
11. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
12. 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.
13. 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.
14. Government Registered Electrical Contractor must be employed for wiring works during construction.
15. Fire rescue equipment should be provided as per Rules.
16. 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.

Encl: Building Plan Map

Member Secretary / Joint Director (i/c)
Coimbatore Local Planning Authority
Coimbatore

To:
The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:

**M/s.Jagannaath Properties,
Door No 473/2, PKD Nagar 1st Street,
PEELAMEDU, COIMBATORE – 641004,
Mobile Number – 9894512505,
Email Id - anuraj@jtcl.in.**

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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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.

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Deal Room

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

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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
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Services we run
for you
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The LandLens
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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

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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.

