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PROCEEDINGS OF THE ASSISTANT DIRECTOR/ MEMBER SECRATARY

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/004898/2022

Sir,

Subject: : Residential Building– Coimbatore Town and Country Planning office- Coimbatore Local planning Authority – CoimbatoreDistrict/ Coimbatore Uppilipalayam Village – T.S.No.7/1, 7/2, 55, 56, 57, 59, 60, 61 and 84/3- Ward : 31(AE), Block : 22- for an extent of Site area 5833.89 Sqm -Technical Concurrence issued by Directorate of Town and Country Planning , Chennai–Planning permission issued - forwarded for further action - Regarding.

Reference:

1.	Proceedings of the director, Town and country planning office Vide online application No SWP/BPA/004898/2022 Dated 20.02.2023
2.	M/s. Town and City Developers, Online Application Reference No. SWP/BPA/004898/2022, Received Dated: 27.12.2022.
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 Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
10.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
11.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
12.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
13.	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.
14.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 47963/2022/K2, Dated: 23.04.2022
15.	Demand payment Request Letter, Dated: 27.3.2023, 3.4.2023
16.	Applicant M/s. Town and City Developers, Demand remittance letter Dated:20.3.2023, 12.4.2023

Body of the letter:

With reference to the 2nd Cited letter, the applicant M/s. Town and City Developers has requested for the approval of residential building at Coimbatore District / Corporation / Taluk Uppilipalayam Village, T.S.No.7/1, 7/2, 55, 56, 57, 59, 60, 61 and 84/3- Ward: 31(AE), Block : 22- for an extent of Site area 5833.89 Sqm. 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 P". The Technical Concurrence is issued by Director of Town and Country Planning Dept, Chennai wide reference to the 1st Cited letter under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 57/ 2023

With reference to the letter 15th cited, Demand was issued to the applicant on 18.3.2023, 11.4.2023. Applicant remitted the required fees and submitted remittance letter in this office on 20.3.2023, 12.4.2023

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

Area of Site – 5833.89 sq.m
Building details: Residential Building

Description	FSI Area (Sqm)	Non-FSI Area (Sqm)	Type of Building use
Block-A			
Basement Floor	14.08	2058.87	Parking
Stilt Floor	59.71	1678.73	Parking, Meter room, Drivers toilet
First Floor	1527.55	-	22 Residential units
Second Floor	1527.55	-	22 Residential units
Third Floor	1527.55	-	22 Residential units
Fourth Floor	1527.55	-	22 Residential units
Fifth Floor	1527.55	-	22 Residential units
Terrace Floor	-	65.58	
Block- B			
Stilt Floor	64.04	1216.81	Parking, Meter room, Drivers toilet
First Floor	1214.24	-	24 Residential units
Second Floor	1214.24	-	24 Residential units
Third Floor	1214.24	-	24 Residential units
Fourth Floor	1214.24	-	24 Residential units
Fifth Floor	1214.24	-	24 Residential units
Terrace floor	-	82.38	
Watchmen room	-	6.25	
Grand Total	**13846.78**	**5108.62**	**230 Residential units**

Total Built-Up Area : 19528.85 Sq.m

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 207/2023** and Duration of Permission from **26.4.2023** to **25.4.2031** (8Years) has been accorded with the following special condition:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. 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.
5. 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.
6. 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.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.
9. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 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.

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 WaterSupply, 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.

The applicant remitted the required fees given below for the approval of residential building

Fees Paid Details:

Centage Charge for Building	Rs. 23700.00
Infrastructure and Amenities Charges	Rs. 3946395.00
Security Deposit Charges	Rs. 1973198.00
CC Charges	Rs. 210191.00
Display Board Charges	Rs 1500.00
Development Charges for Building	RS. 390580.00
Development Charges for Land	Rs. 21532.00
Centage Charge for Land	Rs. 300.00
OSR fees	Rs. 3684101.00

The approval residential building as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No.207 /2023** and Duration of Permission from 26.4.2023 to 25.4.2031 (8 Years) has been grinded.

Encl: Building Plan Map

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

To:
1.M/S. Town and City Developers
No.126, KG House.
Arts College Road
Coimbatore-641018
Mobile Number: 9344449999
E-mail.id liaison@townandcitydevelopers.com

Copy to:
1.The Commissioner
Coimbatore Corporation
Coimbatore

2.The Chairman
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore

Signature Not Verified
Signed by: Joint Director
Location:Coimbatore
Date:2023.04.27 15:30:39

PROCEEDINGS OF THE COMMISSIONER OF COIMBATORE CITY MUNICIPAL CORPORATION
COIMBATORE - 641001

PRESENT : Mr. M PRATHAP, I.A.S.

Online Application No. : 162/CP/23-24/0025311 **Date : Generated Date :22-May-2023 16:12:29**

B.A No : 162/BPA/2023/02521

B.L No : 162/BL/2023/02/060/01936

BUILDING PERMIT

Sub : Building Permit – COIMBATORE CITY MUNICIPAL CORPORATION - Construction of New Building at Plotno : 0 -, UPPILIPALAYAM VILLAGE, WARD-060, EAST ZONE – approval of Building Plan Permit issue regarding

Ref : 1. Application of Mr/Mrs SANJANA VIJAYAKUMAR (TOWN AND CITY DEVELOPERS), Dated : 28/Apr/2023
2. Technical Approval Date : 22/05/2023

ORDER :

Building Permit is granted to Mr/Mrs SANJANA VIJAYAKUMAR (TOWN AND CITY DEVELOPERS) to construct New Constructed Building 0 -, UPPILIPALAYAM VILLAGE, WARD-060, EAST ZONE as per approved plan for Five years from 22/05/2023 to 21/05/2028 subject to the condition as detailed below.

Number of Dwelling : 0 **Height of the Building : 18.000 (Mtr)**

S.No	Build Floor Name	UsageName	Build up Sqft
1	Basement Floor	RESIDENTIAL	22313.040
2	Stilt Floor	RESIDENTIAL	32499.630
3	First Floor	RESIDENTIAL	29512.620
4	Second Floor	RESIDENTIAL	29512.620
5	Third Floor	RESIDENTIAL	29512.620
6	Fourth Floor	RESIDENTIAL	29512.620
7	Fivth Floor	RESIDENTIAL	29512.620
8	Lift and Headroom	RESIDENTIAL	1592.620
9	Ground Floor	RESIDENTIAL	67.270
		Total Sqft	**204035.660**

S.No	Fees Description	Amount.
1	Display Board Deposit	10000.00
2	[illegible] Fee	37950.00
3	Building Debries Removal	325800.00
4	Under Ground Drainage Deposit	1425000.00
5	Building Licence	2108950.00
6	Manual Workers Welfare Fund of TNCWW Board Charge	4080750.00
	Total Amount	**7988450.00**

S.No	Receipt No	Receipt Date	Amount	Payment Mode
1	162/CP/23-24/0044760	22/May/2023	7988450.00	Online

S.No	Fees Description	DD/Challan No	DD/Challan Date	Amount

Schedule – I
Duties and Responsibilities of Owner / Developer / Power of Attorney Holder

S.No.	Condition Name -
1	A Black Board, measuring 2' X 1' and engraving the details of Name of the building owner building License No date of license, extension of period, name of the Contractor, who is executor of the work, in white color, should be displayed in the front of the building so as to enable to find it out easily
2	The approved / revised plan should be made available at the premises, for inspection of the Authorities concerned on demand and enclose all forms mentioned in TNCDBR – submit whenever applicable.
3	Should apply, in the prescribed form the assessment of property tax, for the constructed building as per section 129 of City Municipal Corporation Act 1981, along with a copy of the approved plan, within 15 Days, from the date of completion of building or date of occupation whichever is earlier.
4	The Construction should be only in accordance with the approved plan. No electricity and Water Supply Connection is permissible, for the deviated/unauthorized construction of buildings.
5	If any deviation of approved plan is required, a revised plan should be submitted for approval and construction should commence only after a fresh license is obtained prosecution will be launched against the defaulters, under section 447 of Corporation Act or unauthorized construction will be demolished by the office under section 296 of Corporation Act.
6	The Electricity Service connection if any should be removed, before the commencement of the Construction, in the case of reconstruction of existing building.
7	The new building should not be occupied, unless order is obtained from the Corporation under Section 26, 33 of the Public Health Act.
8	No debris should be dumped on the public streets.
9	Tree planting should be done in the vacant place of the site.
10	Rain Water Harvesting should be provided on completion of the Building
11	Solar Water Heater should be erected on completion of the Building.
12	Mosquito breeding should be controlled in their respective premises, if not a fine of Rs.1000/ will be imposed by the Corporation.
13	Segregation of garbage for disposal should be done by the occupancies, if not a fine of Rs.100/ will be imposed by the Corporation.

Duties and responsibilities of Registered Engineer (RE)

S.No.	Condition Name -
1	xiv. All Rules mentioned in TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019 should be strictly followed.
2	He shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plants but also is in conformity with the stipulations of the NBC for safe and sound construction and smooth functioning of the services provided in the building and for making adequate provisions for services and equipments and protection from fire hazards as per NBC
3	He shall be responsible to see that the structure serviceable for its intended uses.
4	To inspect the building construction work periodically and maintain such records as cube strength, steel test certificate, etc. as envisaged in NBC. He is responsible for quality of material and execution.
5	He shall on behalf of the owner obtain and submit the progress certificates, completion report and other details required for occupancy certificate and any other report as required under the rule and obtain the same and keep it ready in the site for inspection by competent authorities.
6	He is solely responsible for obtaining the certificates required under this rule from the registered professionals. (Form 2, Form 3, Form 4, Form 5 & From 6) and it is mandatory to submit all the forms during development stage at construction. (TNCDBR- page no : 132)
7	In the event of any deviations he is the solely responsible to bring it to the notice of the competent authority.
8	In the event of any deviations he is the solely responsible to bring it to the notice of the competent authority.
9	If the services of the registered engineer on record are terminated, he shall immediately inform the competent authority about his termination and the stage of work at which his services have been terminated. The registered engineer appointed as replacement of the preceding engineer shall inform about his appointment on the job and inform the competent authority of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.
10	If there are deviations to approved plan or unauthorized additional construction, the same has to be intimated immediately.
11	The registered engineer appointed shall inform the competent authority immediately on termination of the services of the registered structural engineer on record, registered construction engineer on record, or any change of owner or registered developer.
12	He shall instruct the concerned person or agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection and that the employment of workers are made satisfying the statutory Acts.

Schedule – III
Registered Construction Engineer (RCE)

All construction works (except the small developments defined in the clause (1) (a) rule 35) shall be carried out under the supervision of a CER.

S.No.	Condition Name -
1	To adhere strictly to the structural drawings, specifications and written instructions of the Registered Structural Engineer on Record and Registered Architect on Record or Registered Engineer on Record
2	To ensure that the structural components are executed without any deviation of the submitted structural drawing and to submit form 7 with Building Completion certificate. (page no:137)
3	To follow the provisions of NBC. or I.S. specifications as regards materials, components, quality control and the process of construction.
4	He shall be responsible to see that the structure serviceable for its intended uses.
5	He is responsible for quality of material and execution.
6	To provide for safety of workers and others during excavation, construction and erection.
7	To bring to the notice of the registered Structural Engineer on record and Registered Architect on record or Registered Engineer on record and situation of circumstances which in his opinion are liable to endanger the safety of the structure. The Registered Architect or Registered Engineer will in turn intimate to the competent authority
8	To deposit with the Registered Architect or Registered Engineer for submission to the competent authority one set of working drawings of the works executed along with the progress certificates before proceeding with the next stage of the work.
9	He/she shall be in overall charge of the site and responsible for overall supervision of the work.
10	He/she shall ensure that the work under his charge is carried out in conformity with the approved drawings and as per the details and specifications supplied by the registered Architect on record or Registered Engineer on record.
11	He/she shall take adequate measures to ensure that no damage is caused to the work under construction and adjoining properties.
12	He/she shall also ensure that no undue inconvenience is caused in the course of his/her work to the people in the neighbourhood.
13	He shall also ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of his/her work. If there are deviations to approved plan/unauthorized additional construction, the same has to be intimated to Registered Architect or Registered Engineer who will in turn will inform the same to the competent authority

To,

1. Mr/Mrs. SANJANA VIJAYAKUMAR (TOWN AND CITY DEVELOPERS),

Address : -,UPPILIPALAYAM VILLAGE, WARD-060, EAST ZONE

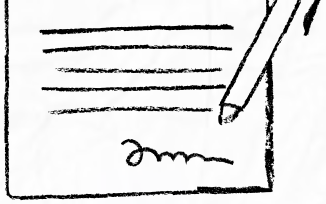
Mobile No : 9655008064

2. Registered Engineer (RE)
3. Registered Construction Engineer (RCE)

FOR COMMISSIONER
COIMBATORE CITY MUNICIPAL CORPORATION

Copy :

1. Commissioner CCMC (To File)
2. Town Planning Section, CCMC.
3. Assistant Executive Engineering - Planning, (NORTH) Zone.
4. Assistant Revenue officer.



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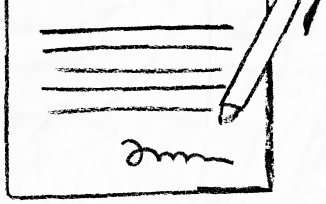
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Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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