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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: R.RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

Online Building - Planning Permission

Application Number - SWP/BPA/004942/2022

Sir,

Subject : Residential Building - Coimbatore District Town and Country planning - Local Planning Authority - Coimbatore District - Coimbatore North Taluk - kurudampalayam Village – S.No.110/4B and 126/1B- for an extent of Site area 5018.10 Sqm – Proposal of Residential building for FSI area 10007.90 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 SAI UVR Properties Private Limited, Coimbatore Online application No. SWP/BPA/004942/2022 Dated: 29.12.2022
2. Director, directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 09.03.2023
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 Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
10. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.

11. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
12. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
13. Demand payment Request Letter, Dated: 29.03.2023
14. Applicant M/s SAI UVR Properties Private Limited, Coimbatore demand remittance letter dated :31.03.2023

Fees Details

Centage Charge for Building	-	Rs. 3,500.00
Centage for Land	-	Rs. 300.00
Development Charge for Building	-	Rs. 64,040.00
Development Charge for Land	-	Rs. 6,023.00
Infrastructure and Amenities Charges	-	Rs. 28,52,280.00
Security Deposit	-	Rs. 14,26,140.00
Display Board Charges	-	Rs. 1500.00
CC Charges	-	Rs. 1,37,853.00
Shelter Charges	-	Rs. 3,57,783.00
Premium FSI Charges	-	Not Applicable

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Residential building in Coimbatore District, Coimbatore North Taluk, kurudampalayam Village – S.No.110/4B and 126/1B- for an extent of Site area 5018.10 Sqm The site has been marked as "A to D" and concurrence for site issued vide this Director, Directorate of Town and Country Planning Department, Chennai Clearance for the proposed Residential building FSI Area 10007.90 Sq.m with Building Plan No **B.P/DTCP No.73/2023. This Office Planning Permission No- 192 'அ முதல் உ' வரை /2023.** And Duration from 06.04.2023 to 05.04.2031 (8Years). Planning Permission has been issued with the following common and special conditions.

Area of Site – 5018.10 sq.m

192/A-f/2023

Building details : Residential Building

Floor details	FSI (Sqm)	Non FSI Area (Sqm)	Type of building Use
Block-A			
Stilt Floor	-	477.50	Parking
First floor	413.10	8.60	5 Residential
Second floor	413.10	8.60	5 Residential
Third floor	413.10	8.60	5 Residential
Fourth floor	413.10	8.60	5 Residential
Fifth floor	413.10	8.60	5 Residential
Block-B			
Stilt Floor	-	569.57	Parking, Meter room, Drivers bath / Wc
First floor	525.15	15.39	6 Residential
Second floor	525.15	15.39	6 Residential
Third floor	525.15	15.39	6 Residential
Fourth floor	525.15	15.39	6 Residential
Fifth floor	525.15	15.39	6 Residential
Block-C			
Stilt Floor	-	569.57	Parking
First floor	525.15	15.39	6 Residential
Second floor	525.15	15.39	6 Residential
Third floor	525.15	15.39	6 Residential
Fourth floor	525.15	15.39	6 Residential
Fifth floor	525.15	15.39	6 Residential
Block-D			
Stilt Floor	-	604.38	Parking
First floor	538.18	8.78	6 Residential
Second floor	538.18	8.78	6 Residential
Third floor	538.18	8.78	6 Residential
Fourth floor	538.18	8.78	6 Residential
Fifth floor	538.18	8.78	6 Residential
Total	10007.90	241.20	115 Residential

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 letter No .8557/2019/GRdated:08.05.2019,this order is passed subject to the outcome of the writ petition WP(MD) No. 8948 / 2019.
- 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 purposes developments** – OSR (Earmarked as 1 to 6) – 503.01 sqm shown in the site plan was hand over to the local body by the settlement deed no.5781/2023 dated :20.03.2023.

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 TN 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 Planning Authority
1.If the the details given by the applicant is found to be false(or)
2. 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 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 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 thestructural Engineer associated with the development shall ensure thatdevelopments shall be structurally sound and adequate safety measures are takenduring 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 District Town and Country planning Office,
Coimbatore

To,:

The President,
KurudampalayamVillage,
Coimbatore North Taluk,
Coimbatore

Copy to:

M/s SAI UVR Properties Private Limited,
4B, Saffrons Peaxe Cottage,
66b Bharathi Park Road 2,
Saibaba Colony,
Chennai – 641011
email- jsatheesh@vgsaigroup.com

GOVERNMENT OF TAMIL NADU
TRUTH ALONE TRIUMPHS

Document certified by Rajaguru R.
Signed by: Joint Director
Location:Coimbatore
Date:2023.04.06 16:26:38

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number : SWP/BPA/004942/2022

Sir,

Subject : **Residential Building–** DTCP, Chennai - Coimbatore District, Coimbatore North Taluk, kurudampalayam Village – S.No.110/4B and 126/1B- for an extent of Site area 5018.10 Sqm – Proposal of Residential building for FSI area 10007.90 sqm Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. M/s. Sai UVR Properties Private Limited, Online Application Reference No. SWP/BPA/004942/2022, Received Dated: 29.12.2022.
2. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No.SWP/BPA/004942/2022, Dated:02.02.2023.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.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. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

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Order

1. With reference to the 1st Cited letter, the applicant M/s. Sai UVR Properties Private Limited has requested for the approval of residential building at Coimbatore District, Coimbatore North Taluk, kurudampalayam Village, S.No.110/4B and 126/1B- for an extent of Site area 5018.10 Sqm, Proposal of Residential building for FSI area 10007.90 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 F".

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 73 / 2023.

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

Area of Site – 5018.10 sq.m

Building details: Residential Building

Floor details	FSI (Sqm)	Non FSI Area (Sqm)	Type of building Use
Block-A			
Stilt Floor	-	477.50	Parking
First floor	413.10	8.60	5 Residential
Second floor	413.10	8.60	5 Residential
Third floor	413.10	8.60	5 Residential
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Block-B			
Stilt Floor	-	569.57	Parking, Meter room, Drivers bath / Wc
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Third floor	525.15	15.39	6 Residential
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Fifth floor	525.15	15.39	6 Residential

Block-C			
Stilt Floor	-	569.57	Parking
First floor	525.15	15.39	6 Residential
Second floor	525.15	15.39	6 Residential
Third floor	525.15	15.39	6 Residential
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Third floor	538.18	8.78	6 Residential
Fourth floor	538.18	8.78	6 Residential
Fifth floor	538.18	8.78	6 Residential
Total	10007.90	241.20	115 Residential

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. The OSR 1 to OSR 6 total OSR area 503.01 Sqm Shown in the site plan should be Handed over to the local body as an open space reservation as per TNCDBR 2019 rule 41(1)(b).
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.

General Conditions

1. Solar water heating system to be provided to the proposed Residential 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.

Director of Town and Country Planning

To,
The Assistant Director / Joint Director (i/c),

District Town and Country planning office,

Coimbatore District.

Document certified by B Ganesan.

Signed by: Director
Location: null
Date:2023.03.09 13:43:01

பெரியநாயக்கன்பாளையம் ஊராட்சி ஒன்றியம் குருடம்பாளையம் ஊராட்சி மன்ற தலைவர் அவர்களின் நடவடிக்கைகள்

முன்னிலை : திரு.D.ரவி B.Sc.,

ந.க.எண்: 26/2023-2024/கு.ஊ

நாள்: 20.04.2023

பொருள்: குடியிருப்புக் கட்டிடம் (Apartment) - கோயம்புத்தூர் உள்ளூர் திட்டக் குழுமம் கோயம்புத்தூர் மாவட்டம் குருடம்பாளையம் ஊராட்சி மற்றும் கிராமம் க.ச.எண்கள்: 110/4B and 126/1Bல் FSI Area : 10007.90 ச.மீ பரப்பு கொண்ட Residential Building (Apartment) கட்டுமானத்திற்கு திட்ட அனுமதி கோயம்புத்தூர் உள்ளூர் திட்டக் குழுமம் உறுப்பினர்/செயலர்/இணை இயக்குநர் அவர்களால் இசைவளிக்கப்பட்டுள்ளது Building Plan No: B.P/DTCP.No.73/2023 Date : 06.04.2023 - இறுதி ஒப்புதல் - ஊராட்சி மன்றம் கட்டிட வரைபடம் அனுமதி எண்26/2023-2024ன்படி - வழங்குதல் தொடர்பாக.

பார்வை :

1. கோயம்புத்தூர் உள்ளூர் திட்டக் குழுமம் உறுப்பினர் /செயலர்/இணை இயக்குநர் அவர்களின் நடவடிக்கைகள் Roc.No: B.P/DTCP No:73/2023 நாள் :06.04.2023 (Application Number : SWP/BPA/004942/2022)
2. குருடம்பாளையம் ஊராட்சி பலவகை இரசீது எண்: 91317 நாள்: 20.04.2023

அனுமதி உத்தரவு

பெரியநாயக்கன்பாளையம் வட்டாரம் குருடம்பாளையம் ஊராட்சி மற்றும் கிராமம் க.ச.எண்கள்: 110/4B and 126/1Bல் FSI Area : 10007.90 ச.மீ பரப்பு கொண்ட Residential Building (Apartment) கட்டுமானத்திற்கு பார்வை 1ல் காணும் திட்ட அனுமதி எண்: Roc.No: B.P/DTCP No:73/2023 நாள் :06.04.2023 (Application Number : SWP/BPA/004942/2022) என்ற எண்ணின் அடிப்படையில் ஊராட்சியிலிருந்து கட்டிட வரைபட அனுமதி பார்வை 2ல் கண்டுள்ளபடி உரிய கட்டணங்கள் செலுத்தப்பட்டுள்ளதன் அடிப்படையில் கீழ்கண்டவாறு நிபந்தனைகளுக்கு உட்பட்டு வரைபட அனுமதி அங்கீகாரம் எண்: 26/2023-24 நாள்: 20.04.2023 என்ற எண்ணில் 20.04.2023 முதல் 19.04.2028 வரை 5 (ஐந்து) வருட காலத்திற்கு அனுமதி வழங்கி உத்திரவிடப்படுகிது.

நிபந்தனைகள்

1. திட்ட அனுமதியானது பிரிவு 49 நகர் ஊரமைப்புச் சட்டம் 1971 (சட்டம் 35-1972)ன் கீழ் ஒப்புதல் வழங்கப்பட்டதாகும்
2. பரிவு 80, நகர் ஊரமைப்புச் சட்டம் 1971 (சட்டம் 35-1972)ன்படி எந்த நபராவது இந்த உத்தரவு அல்லது தீர்மானத்தால் பிரிவு 49 அல்லது 64(1)ன்கீழ் மறுக்கப்பட்டிருப்பின் உத்தரவு அளிக்கப்பட்ட நாளிலிருந்து இரண்டு மாதத்திற்குள் நகர் ஊரமைப்பு இயக்குநர்/அரசுக்கு மேல்முறையீடு செய்யலாம்
3. கோயம்புத்தூர் உள்ளூர் திட்டக்குழும உறுப்பினர் செயலர் திட்ட அனுமதி அளித்த பிறகு
   (i)திட்ட அனுமதி பெற தவறான விவரம் மனுதாரரால் சமர்ப்பிக்கப்பட்டிருந்தாலோ
   (ii) சட்டப்படி சரியான வழிமுறைகள் கடைபிடிக்கத் தவறியிருந்தாலோ, உறுப்பினர் மாற்றவோ ரத்து செய்யவோ உரிமையுண்டு

4. (i) அரசாணை எண்.138 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை நாள் 11.10.2002-ன்படி மழைநீர் சேகரிப்பு குழிகள் வரைபடத்தில் காட்டியுள்ளவாறு அமைக்கப்பட வேண்டும்.
(ii) குளியல் அறை மற்றும் Wash Basin கழிவுநீர் சுத்திகரித்து கழிப்பறைகளுக்கு பயன்படுத்தும் வகையில் சாதனங்கள் பொருத்தப்பட வேண்டும்.

5. உத்தேச குடியிருப்பு கட்டுமானத்திற்கு சூரிய வெப்ப கட்டமைப்பு (Solar Water Heating System) அமைக்கப்பட வேண்டும்.

6. மனையில் கட்டிடம் கட்டும்போது Fly Ash Bricks & Materials கண்டிப்பாக பயன்படுத்தப்பட வேண்டும்.

7. (i) வரைபடத்தில் காட்டியுள்ளவாறு பக்கத்திறவிடங்கள் அதன்படியே நிலைநிறுத்தப் படவேண்டும்.

(ii) மனையில் அமையும் குடிநீர் மேல்நிலைத்தொட்டி மற்றும் கிணறு ஆகியவைகளுக்கு கொசுத் தடுப்பு சாதனம் பொருத்தப்பட வேண்டும்

(iii) உத்தேசம் குறித்து கழிவு நீர வெளியேற்றுதல் தொடர்பாக தமிழ்நாடு மாசுகட்டுப்பாட்டு வாரிய சட்டம் பிரிவு 25 (Water Act) -ன்படி வாரிய இணக்கம் (Consent) பெறப்படவேண்டும்.

8. அரசாணை எண்.341 நகராட்சி நிர்வாகம் மற்றும் குடிநீர் வழங்கல் துறை நாள் 3.11.2004-ன்படி கட்டிடத்தில் U Trap in the septic tank design அமைக்கப்பட வேண்டும்.

9. கட்டிடத்தில் மாற்றங்கள் ஏதேனும் செய்வதாக இருந்தால் நகர் ஊரமைப்பு இயக்குநர் அவர்கள் முன் அனுமதி பெறப்பட வேண்டும்.

10. மனையில் அமையும் குடிநீர் மேல்நிலைத்தொட்டி மற்றும் கிணறு ஆகியவைகளுக்கு கொசுத்தடுப்பு சாதனம் பொருத்தப்படவேண்டும்.

11. உத்தேச கட்டிடத்தில் இருந்து வெளியேறும் கழிவுநீர் தனியார் வாகனங்கள் மூலம் வெளியேற்றவும் நிறுவனம் மற்றும் பொறுப்பாளர் குடியிருப்புக்கு பாதுகாக்கப்பட்ட குடிநீர்வசதிகள் ஆகியவற்றை மனுதாரர் தம்சொந்த செலவில் செய்துதர வேண்டும்.

12. உத்தேச கட்டுமானத்தில் விதிப்படி தேவையான அளவிற்கு தீத்தடுப்பு சாதனங்கள் பொருத்தப்பட வேண்டும்.

13. திட்ட அனுமதி வழங்கப்பட்ட வரைபடத்தின் நகலினை மனையிடத்தின் முன்புறத்தில் எந்நேரமும் பார்க்கத்தக்க வகையில் Lamination செய்து காட்சிக்கு (Display) வைக்கப்பட வேண்டும்.

14. 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.

15. வரைபடத்தில் உத்தேசிக்கப்பட்டுள்ளவாறு வாகனம் நிறுத்துமிடம் அந்த பயனுக்காகவே பயன்படுத்தப்படவேண்டும்.

16. கட்டடம் கட்டப்படும் போது அரசு அங்கீகாரம் பெற்ற மின் ஒப்பந்ததாரர் மூலம் ஒயரிங் செய்யப்பட வேண்டும்.

17. கோயம்புத்தூர் பகுதியானது Seismic Zone - II1 ஆக வரையறுக்கப்பட்ட பகுதியில் அமைவதால் கட்டிடத்தில் நில அதிர்வை தாங்கும் முறைகள் மேற்கொள்ளப்பட வேண்டும்.

18. குருடம்பாளையம் ஊராட்சி உள்ளாட்சி சட்டத்தின்படி வரிவிதிக்கப்படுவதற்கு முன்னர் வழங்கப்பட்ட திட்ட அனுமதிக்கு மற்றும் பயன்பாட்டுக்கு மாறாகவும், கூடுதலாகவும் கட்டப்பட்ட கட்டிடத்திற்கு இவ்வலுவலகத்தால் வழங்கப்பட்ட அதிகார பகிர்வின்படி நகர் ஊரமைப்புச் சட்டம் 1971 பிரிவு 56 மற்றும் 57ன்படி நடவடிக்கை ஏதுவாக எடுக்கப்பட வேண்டும் எனவும் தெரிவித்துக் கொள்ளப்படுகிறது.

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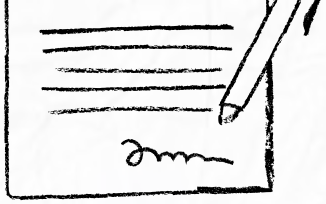

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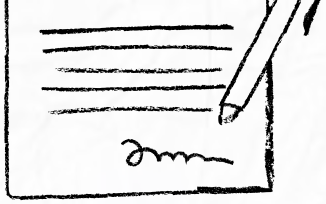

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