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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 Plan Application No – SWP/BPA/005686/2023

Sir,

Subject : Residential Building - District Town and Country planning – Coimbatore Local Planning Authority - Coimbatore District/Corporation – Coimbatore South Taluk - Singanallur Village - S.F.No.280/1pt New T.S.No.120/1 Ward No 36(AJ) - Block no.19 for an extent of Site area 3007.00 Sq.m - Proposal of proposed Residential building for FSI area 7449.82 sq.m - Technical clearance issued from Director, Directorate of town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg.

Reference :

1. M/s. Patteeswara Developers India Pvt. Ltd, Coimbatore Online Application Reference No. SWP/BPA/005686/2023, Received Dated: 21.01.2023.
2. Director, directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 20.04.2023.
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: 27.04.2023.
14. Applicant M/S. Patteeswara Developers India Pvt. Ltd, Coimbatore demand remittance letter dated: 03.05.2023.

Fees Details

Centage Charge for Building	-	Rs. 6,500.00/-
Centage for Land	-	Rs. 300.00/-
Development Charge for Building	-	Rs. 2,19,460.00/-
Development Charge for Land	-	Rs. 12,184.00/-
Infrastructure and Amenities Charges	-	Rs. 21,23,250.00/-
Security Deposit	-	Rs. 10,61,625.00/-
Display Board Charges	-	Rs. 1,500.00/-
CC Charges	-	Rs. 1,18,103.00/-
Shelter Charges	-	Rs. 14,17,735.00/-
Premium FSI Charges	-	Rs. 1,31,39,350.00/-
OSR Charges	-	Rs. 51,73,409.00/-

ORDER

With reference to the 1st Cited letter, the applicant M/s. Patteeswara Developers India Pvt. Ltd has requested for the approval of residential building at Coimbatore District/Corporation, Coimbatore South Taluk, Singanallur Village, S.F.No.280/1pt New T.S.No.120/1 Ward No 36(AJ), Block no.19 for an extent of Site area 3007.00 Sq.m - Proposal of proposed Residential building for FSI area 7449.82 sq.m. The site has been marked as "A to D" and the Technical Concurrence was issued vide Director, Directorate of Town & Country Planning Department, Chennai Letter, dated: 20.04.2023, under

section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 149/2023**. The proposed Residential building FSI Area 7449.82 sq.m with Building Planning Permission No- **240 அ முதல் உள வரை/2023**. And Duration from 04.05.2023 to 03.05.2031 (8 Years). OSR fee has been calculated as per Government guideline value and paid by the applicant. Planning Permission has been issued with the following common and special conditions.

Area of Site - 3007.00 Sq.m

Building details

Floor Details	FSI (Sqm)	Non FSI Area (Sqm)	Type of Building Use
Basement floor	33.75	1690.15	Association room and Parking
Stilt Floor	39.97	1717.35	Parking, EB Room and Drivers toilet
First floor	1475.22	-	10 Residential
Second floor	1475.22	-	10 Residential
Third floor	1475.22	-	10 Residential
Fourth floor	1475.22	-	10 Residential
Fifth floor	1475.22	-	8 Residential, Home theatre and Indoor games
Terrace Floor	-	69.55	
TOTAL	**7449.82**	**3477.05**	**48 residential units**

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
3. 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.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

5. 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.

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.

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 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.

12. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

13. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

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. 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.

16. 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 Corporation,
Coimbatore

Copy to:

M/S. PATTEESWARA DEVELOPERS INDIA PRIVATE LIMITED,
11-A, Sowripalayam Road,
Ramanathapuram – 641 045.

Document certified by Rajaguru R.

Signed by: Joint Director
Location:Coimbatore
Date:2023.05.04 18:57:37

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

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

Online Application No. : 162/CP/23-24/0058521 Date : Generated Date :26-Jun-2023 17:40:07

B.A No : 162/BPA/2023/03682

B.L No : 162/BL/2023/02/058/02486

BUILDING PERMIT

Sub : Building Permit – COIMBATORE CITY MUNICIPAL CORPORATION - Construction of New Building at Plotno : 0 -, VIVEKANANDA NAGAR, WARD-058, EAST ZONE – approval of Building Plan Permit issue regarding

Ref : 1. Application of M/s PATTEESWARA DEVELOPERS INDIA (P) LTD M/D ULAGAPPAN, Dated : 17/Jun/2023
2. Technical Approval Date : 26/06/2023

ORDER :

Building Permit is granted to M/s PATTEESWARA DEVELOPERS INDIA (P) LTD M/D ULAGAPPAN to construct New Constructed Building 0 -, VIVEKANANDA NAGAR, WARD-058, EAST ZONE as per approved plan for Five years from 26/06/2023 to 25/06/2028 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	Lift and Headroom	RESIDENTIAL	748.630
2	Basement Floor	RESIDENTIAL	18556.050
3	Stilt Floor	RESIDENTIAL	18915.790
4	First Floor	RESIDENTIAL	15977.860
5	Second Floor	RESIDENTIAL	15977.860
6	Third Floor	RESIDENTIAL	15977.860
7	Fourth Floor	RESIDENTIAL	15977.860
8	Fivth Floor	RESIDENTIAL	15977.860
		Total Sqft	118109.770

S.No	Fees Description	Amount.
1	Flag Day Collection Fund	5000.00
2	Display Board Deposit	10000.00
3	Scrutiny fee	22200.00
4	Building Debries Removal	338400.00
5	Under Ground Drainage Deposit	480000.00
6	Building Licence	1189350.00
7	Manual Workers Welfare Fund of TNCWW Board Charge	2362200.00
	Total Amount	4407150.00

S.No	Receipt No	Receipt Date	Amount	Payment Mode
1	162/CP/23-24/0061945	23/Jun/2023	4407150.00	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.

Schedule – II
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. M/s. PATTEESWARA DEVELOPERS INDIA (P) LTD M/D ULAGAPPAN,

Address : -,VIVEKANANDA NAGAR, WARD-058, EAST ZONE

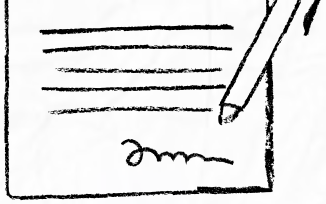
Mobile No : 9843009974

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

FOR COMMISSIONER
COIMBATORE CITY MUNICIPAL CORPORATION

Copy :

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



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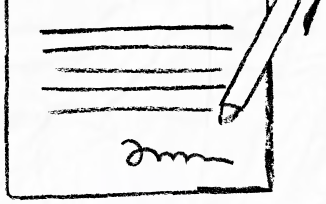
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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