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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

PRESENT: R. RAJAGURU, M. Tech.,

ASSISTANT DIRECTOR

Online Building Plan Application No – Planning permission

Application Number – SWP/BPA/010319/2023

Sir,

Subject: Revised Residential Building - District Town and Country Planning Office - Coimbatore Local Planning Authority - Coimbatore District – Coimbatore Corporation – Telungupalayam Village – Ward No.16(P), Block No.24, T.S. No.75 - for an extent of 610.08 Sq.m – Revised approval of proposed Construction of Residential Building of FSI Area 1218.33 Sq.m - Planning Permission Issued - forwarded for further action - Reg.

Reference:

1. Applicant M/S. SUKRA PROPERTY DEVELOPERS PVT LTD, Coimbatore, Online application No. SWP/BPA/010319/2023, Dated: 05.06.2023.
2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021.
5. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
6. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020.
7. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020.
8. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.

9. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
10. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
11. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
12. This office online Approval File No. SWP/BPA/1044685/2023, Dated: 05.04.2023.
13. Demand payment Request Letter, Dated: 27.06.2023.
14. Applicant M/S. SUKRA PROPERTY DEVELOPERS PVT LTD, Coimbatore, demand remittance letter, dated: 28.06.2023.

Fees Details

1.	Centage Charge for Building	- Rs.	400.00/-
2.	Centage for Land	- Rs.	300.00/-
3.	Development Charge for Building	- Rs.	37,200.00/-
4.	Development Charge for Land	- Rs.	2,448.00/-
5.	Infrastructure and Amenities Charges	-	Already Paid
6.	Security Deposit	-	Already Paid
7.	Display Board Charges	- Rs.	1,500.00/-
8.	CC Charges	- Rs.	20,020.00/-
9.	Shelter Charges	-	Not Applicable
10.	Premium FSI Charges	-	Not Applicable
11.	OSR Charges	-	Not Applicable

ORDER

With reference to the 1st Cited letter, applicant has requested for the Revised approval of Residential building in Coimbatore District, Coimbatore Corporation, Telungupalayam Village, Ward No.16(P), Block No.24, T.S. No.75 for an extent of 610.08 Sq.m. This site has been marked as "A to D" Site Revised Approval L.P./CLPA

No - 357/2023 (This Revises the approval No. L.P./CLPA No.160/2023) and proposed Construction of Residential Building of FSI Area 1091.00 Sqm. with **Revised Building Planning Permission No. 405/2023.** (This Revises the Planning Permission No.178/2023) and **Duration from 07.07.2023 to 06.07.2031 (8 Years).** Planning Permission has been issued with the following common and special conditions.

Area of Site - 610.08 Sqm

Revised Proposed Building Area details:

Floor Details	FSI (Sqm)	Non FSI Area (Sqm)	Total Built-up Area (sq.m)
Stilt Floor	24.00	424.81	448.81
First Floor	398.11	50.70	448.81
Second Floor	398.11	50.70	448.81
Third Floor	398.11	50.70	448.81
Terrace Floor	-	64.25	64.25
Total	**1218.33**	**641.16**	**1859.49**

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 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. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).

2. 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.

3. After the Planning Permission issued by Member Secretary Kuruchi New Town development Authority.
   1. If 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.

4. 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.

5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.

8. 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.

9. Mosquito netting to be provided at OHT and well.

10. As per GO No 341 MAWS dated: 03.11.2004, U Trap in the septic tank design to be provided.

11. Fly Ash bricks and Materials to be used Mandatory.

12. 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.

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

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

15. 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.

16. 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.

17. 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:

1. Sukra Property developers,
   Vasatham Nagar,
   Venkitapuram, Velandipalayam,
   Coimbatore North,
   Coimbatore – 641 025.
   Mobile Number: 8148353595
   Email Id: sukradevelopersoffice@gmail.com

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

Document certified by Rajaguru R
Signed by Joint Director
Location Coimbatore
Date 2023.07.10 11:01:33

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

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

Online Application No. : 162/CP/23-24/0071917 Date : Generated Date 22-Aug-2023 06:36:26

B.A No : 162/BP4/2023/046346

B.L No : 162/BL/2023/09/0444/000012

BUILDING PERMIT

Sub : Building Permit – COIMBATORE CITY MUNICIPAL CORPORATION - Construction of New Building at Plotno : 37 37, VISVESWARAYYASTREET 1, WARD-044, WEST ZONE – approval of Building Plan Permit issue regarding

Ref : 1. Application of M/s M/S SUKRA PROPERTY DEVELOPERS PVT LTD, ARULMOZHIVARMAN, LITIN SHAH, NIPA SHAH, Dated : 12/Jul/2023
2. Technical Approval Date : 10/08/2023

ORDER :

Building Permit is granted to M/s M/S SUKRA PROPERTY DEVELOPERS PVT LTD, ARULMOZHIVARMAN, LITIN SHAH, NIPA SHAH to construct New Constructed Building 37 37, VISVESWARAYYASTREET 1, WARD-044, WEST ZONE as per approved plan for Five years from 10/08/2023 to 09/08/2028 subject to the condition as detailed below.

Number of Dwelling : 8

Height of the Building : 12.000 (Mtr)

S.No	Build Floor Name	Usage/Name	Build up Sqft
1	Stilt Floor	RESIDENTAL	4830.990
2	First Floor	RESIDENTAL	4830.990
3	Second Floor	RESIDENTAL	4830.990
4	Third Floor	RESIDENTAL	4830.990
5	Lift and Headroom	RESIDENTAL	324.590
		Total Sqft:	20016.550

S.No	Fees Description	Amount
1	Scrutiny fee	3800.00
2	Flag Day Collection Fund	5000.00
3	Cluster Board Deposit	10000.00
	Total Amount:	*18800.00

S.No	Receipt No	Receipt Date	Amount	Payment Mode
1	162/CP/23-24/0068271	10 Aug 2023	18800.00	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.

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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. M/S SUKRA PROPERTY DEVELOPERS PVT LTD, ARULMOZHIVARMAN, LITIN SHAH, NIPA SHAH,

Address : 37,VISVESWARAYYASTREET 1,, WARD-044, WEST ZONE

Mobile No : 9159059060

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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உள்ளூர் திட்டக் குழுமம், கோயம்புத்தூர் மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

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நாள்:10-Aug-2023

கட்டிட விண்ணப்ப எண்	: 162/CP/23-24/0071917
பி.ஏ எண்	: 162/BPA/2023/04346
கட்டிட அனுமதி எண்	: 162/BL/2023/03/044/03312
திட்ட அனுமதி எண்	: 0664/2023/MH1/W
மனுதாரர் பெயர்	: M/s M/S SUKRA PROPERTY DEVELOPERS PVT LTD, ARULMOZHIVARMAN, LITIN SHAH, NIPA SHAH
முகவரி	: 37,விஷ்வேஷ்வரயா வீதி 1 , வார்டு-044, மேற்கு மண்டலம்
மனுவின் நாள்	: 12-Jul-2023
நில / கட்டிட விளக்கம்	: கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள
தொகுதி	: 16(P) பகுதி : 24
கதவு/மனை எண்	: 37 நகரளவுஎண் : 75
தெரு	: விஷ்வேஷ்வரயா வீதி 1
அபிவிருத்திக் கட்டணம்	: செலான் நெ: 162/CP/23-24/0088270 நாள் : 10-Aug-2023
	கட்டணம்:

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 75, விஷ்வேஷ்வரயா வீதி 1 , வார்டு-044, மேற்கு மண்டலம் தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 10-Aug-2023 முதல் 09-Aug-2028 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

(1) அரசாணை எண் 154, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்:13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

பெறுபவர்,

M/S SUKRA PROPERTY DEVELOPERS PVT LTD,
ARULMOZHIVARMAN, LITIN SHAH, NIPA SHAH
37,விஷ்வேஷ்வரயா வீதி 1 , வார்டு-044, மேற்கு மண்டலம்

ஆணையாளர்
கோயம்புத்தூர் மாநகராட்சி
மேற்கு மண்டலம்

THE SEAL OF THE COIMBATORE CITY MUNICIPAL CORPORATION

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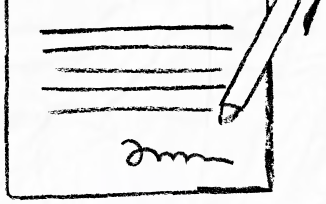

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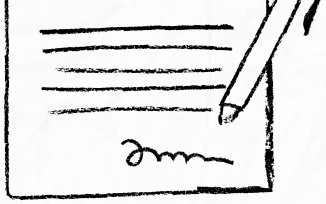

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