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**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/0008916/2023

Sir,

Subject: : Residential Building –District Town and Country Planning Office- Coimbatore District - Perur Taluk – Coimbatore West Zone - Vadavalli Village – Coimbatore LPA/ Corporation in S.F.No.547/1A2,2A2; 549/1, 550/2B; 554/1,2A,2B,3;556/5A,5B,5C1,6D2 with a Site Area of 34401sq.m - FSI Area of 21478.66sq.m - Technical Concurrence issued by Director of Town and Country Planning Dept, 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/0008916/2023 Dated 09.06.2023 |
| 2. | Applicant M/s.Sree Daksha Property Developers (India) Pvt Ltd, Online Application Reference No. SWP/BPA/0008916/2023, Dated: 29.05.2023. |
| 3. | Member Secretary/ Joint Director (i/c), Coimbatore District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0008916/ 2023, Dated:26.05.2023. |
| 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. | Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020. |
| 15. | District Collector, Coimbatore District Proceedings Roc No:267839/2022/A3, Dated: 06.04.2023.(Approach Bridge Noc) |

SREE DAKSHA PROPERTY DEVELOPERS (INDIA) PVT LTD

| | |
|---|---|
| 16. | Tahsildar, Perur Taluk Noc L.Dis No: 2056/2023/A3,Dated: 17.04.2023 (Tahsildar Noc) |
| 17. | Townplanner , Coimbatore corporation letter Roc No.2895/2023/H1 (W) , Date..07.2023 |
| 18. | Demand payment Request Letter, Dated: 13.6.2023 |
| 19. | Applicant M/s.Sree Daksha Property Developers (India) Pvt Ltd, Demand remittance letter Dated:4.7.2023 |
| 20. | Director of Town and Country Planning, Chennai Letter Roc No. 16264/2023/Spl.cel, Dated: 24.8.2023. |

**Fees Details**

| | |
|---|---|
| Centage Charge for Building | Rs. 13300.00 |
| Infrastructure and Amenities Charges | Rs. 6121515.00 |
| CC Charges | Rs 241770.00 |
| Security Deposit Charges | Rs. 3060758.00 |
| Display Board Charges | Rs 1500.00 |
| Shelter Fees | Rs. 2035458.00 |
| Development Charges for Land | Rs. 142826.00 |
| Development Charges for Building | Rs. 475370.00 |
| Centage Charge for Land | Rs.300.00 |

**Body of the letter:**

With reference to the 2nd Cited letter the applicant M/s.Sree Daksha Property Developers (India) Pvt Ltd has requested for the approval of proposed construction of Non High Rise Residential Buildings in Coimbatore District, Perur Taluk, Coimbatore West Zone, Vadavalli Village, Coimbatore LPA / Corporation in S.F.No.547/1A2,2A2; 549/1, 550/2B; 554/1,2A,2B,3;556/5A,5B,5C1,6D2 with a Site Area of 34401sq.m and FSI Area of 21478.66sq.m. 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 Member Secretary / Joint Director (i/c), recommendation, the applicant request has been accepted and the proposed site falls under residential land use as per Approved Coimbatore master plan and for site approval boundary of the site has been marked as "A to M" and "N to W". The Technical Concurrence is issued by Director of Town and country Planning Dept., under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 212 /2023.

With reference to the letter 18th cited, Demand was issued to the applicant on 26.7.2023 and 28.7.2023. Applicant remitted the required fees and submitted remittance letter in this office on 27.7.2023 and 31.7.2023

2. The area statement for the Proposed Non High Rise Residential building is as below.
Total Area of the Site - 34401sq.m,

SREE DAKSHA PROPERTY DEVELOPERS (INDIA) PVT LTD

**Building details: Residential Building**

| BLOCK | FLOOR | F.S.I AREA (Sqm) | NON F.S.I AREA (Sqm) | TOTAL AREA (Sqm) | USAGE | NON F.S.I AREA DETAILS | NO OF DWELLINGS |
|---|---|---|---|---|---|---|---|
| BLOCK--A APARTMENT | STILT FLOOR | 37.47 | 733.12 | 770.59 | Electrical Room | Parking & Guard Room | - |
| | FIRST FLOOR | 685.72 | - | 685.72 | Residential l Flat | - | 4 |
| | SECOND FLOOR | 685.72 | - | 685.72 | | - | 4 |
| | THIRD FLOOR | 685.72 | - | 685.72 | | - | 4 |
| | FOURTH FLOOR | 685.72 | - | 685.72 | | - | 4 |
| | FIFTH FLOOR | 524.92 | - | 524.92 | | - | 3 |
| | TERRACE FLOOR | - | 21.70 | 21.7 | | Head room | |
| | BLOCK -- A TOTAL | 3305.27 | 754.82 | 4060.09 | - | - | 19 |
| BLOCK--B | GROUND FLOOR | 1177.2 | - | 1177.2 | BLOCK--B (01 TO 07, 09 TO 12 & 14) | | 12 |
| | FIRST FLOOR | 741.24 | - | 741.24 | | | |
| | TERRACE FLOOR | - | - | - | | | |
| | BLOCK -- B TOTAL | 1918.44 | | 1918.44 | | | |
| BLOCK--C AMENITIES | GROUND FLOOR | 568.50 | | 568.50 | BLOCK--C AMENITIES (INDOOR BADMINTON COURT,ASSOCIATIO N OFFICE ROOM, GYM, LUMBER ROOM, GENTS AND LADIES TOILETS,STP & R.O PUMP ROOM, | | AMENITIES |
| | FIRST FLOOR | 282.84 | | 282.84 | | | |
| | SECOND FLOOR | 454.13 | | 454.13 | | | |
| | TERRACE FLOOR | - | - | - | | | |

SREE DAKSHA PROPERTY DEVELOPERS (INDIA) PVT LTD

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | BLOCK -- C AMENITI E S TOTAL | 1305.47 | | 1305.47 | COMMUNITY HALL, HOME THEATER , PARLOUR, & SWIMMING POOL) | | |
| BLOCK—D | GROUND FLOOR | 687.57 | | 687.57 | BLOCK--D (15,16,18,1 9 & 20) | | 5 |
| | FIRST FLOOR | 507.99 | | 507.99 | | | |
| | TERRACE FLOOR | | 42.37 | 42.37 | | Head room | |
| | BLOCK -- D TOTAL | 1195.56 | 42.37 | 1237.93 | | | |
| BLOCK--E | GROUND FLOOR | 724.35 | | 724.35 | BLOCK--E (21,22,23, 24,25 & 27) | | 6 |
| | FIRST FLOOR | 462.47 | | 462.47 | | | |
| | TERRACE FLOOR | - | - | - | | | |
| | BLOCK -- E TOTAL | 1186.82 | --- | 1186.82 | | | |
| BLOCK--F | GROUND FLOOR | 753.48 | | 753.48 | BLOCK--F (28,29,30, 31,32 & 33 ) | | 6 |
| | FIRST FLOOR | 514.91 | | 514.91 | | | |
| | TERRACE FLOOR | | 27.64 | 27.64 | | Head room | |
| | BLOCK -- F TOTAL | 1268.39 | 27.64 | 1296.03 | | | |
| BLOCK--G | GROUND FLOOR | 1624.77 | | 1624.77 | BLOCK--G (34,36,37, 38,39,40,4 1,42,43,45, 46 & 47 | | 12 |
| | FIRST FLOOR | 1197.97 | | 1197.97 | | | |
| | TERRACE FLOOR | | 71.85 | 71.85 | | Head room | |
| | BLOCK -- G TOTAL | 2822.74 | 71.85 | 2894.59 | | | |
| BLOCK--H | GROUND FLOOR | 1103.43 | | 1103.43 | BLOCK-H (48,50,51, | | 10 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | FIRST FLOOR | 789.18 | | 789.18 | 52,54, 55, 56, 57,59 & 60) | | |
| | TERRACE FLOOR | | 43.89 | 43.89 | | Head room | |
| | BLOCK -- H TOTAL | 1892.61 | 43.89 | 1936.5 | | | |
| BLOCK--I | GROUND FLOOR | 2052.19 | | 2052.19 | BLOCK-I (61,63,64, 65 ,66,67, 68, 69,70, 72, 73, 74, 75, 76, 77, 78,79,81,82 | | 19 |
| | FIRST FLOOR | 1332.03 | | 1332.03 | | | |
| | TERRACE FLOOR | | 15.24 | 15.24 | | Head room | |
| | BLOCK -- I TOTAL | 3384.22 | 15.24 | 3399.46 | | | |
| BLOCK--J | GROUND FLOOR | 1991.32 | | 1991.32 | BLOCK-- J (83,84,85, 86,87,88,9 0,91,92,93, 94,95, 96 & 97 | | 14 |
| | FIRST FLOOR | 1207.82 | | 1207.82 | | | |
| | TERRACE FLOOR | | 28.4 | 28.4 | | Head room | |
| | BLOCK -- J TOTAL | 3199.14 | 28.4 | 3227.54 | | | |
| | TOTAL (Block-- A,B,C,D,E , F,G,H,I & J) | 21478.66 | 984.21 | 22462.87 | | | 103 + AMENITIES |

**Total FSI area - 21478.66 Sqm**

The OSR 1 (O1 to O6) - 839.966sqm, OSR-2 (O7 to O10)- 965.809Sqm, OSR-3 (O11 to O14)- 740.628Sqm, OSR-4(O15 to O20)- 922.557Sqm totally 3468.96sq.m, Scheme Road portion (21 to 24) 310.714Sq.m ,Approach Road for OSR (25 to 42) 2542.716Sq.m gifted to local body through Gift deed Doc No.4785/2023

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 494/2023** and Duration of Permission from **31.08.2023** to 30.08.**2031** (8Years) has been accorded with the following special condition:

SREE DAKSHA PROPERTY DEVELOPERS (INDIA)

1. **Necessary Clearance from the Environment Department Should be obtained before commencement of construction**
2. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming Pool.
3. Conditions stipulated in the approach bridge NOC obtained from the District Collector, Coimbatore District in the reference 15th cited must be followed scrupulously.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. 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.
6. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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.
8. 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.
9. 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.
10. 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.
11. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.
12. 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.
    f. quality of building services and amenities the construction of building

SREE DAKSHA PROPERTY DEVELOPERS (INDIA) PVT LTD

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.

SREE LAKSHA PROPERTY DEVELOPERS (INDIA) PVT. LTD.

19.Fire rescue equipment should be provided as per Rules.
20. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
21. Fly Ash bricks and Materials must be used for construction.
22. 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:
1 SREE DAKSHA PROPERTY DEVELOPERS INDIA PVT LTD
NO1 GANDHI LAYOUT ,
MARUTHAMALAI ROAD,
VADAVALLI,
COIMBATORE 641046
Phone Number: 9944920207
Email Id: engineering@sreedaksha.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

SREE DAKSHA PROPERTY DEVELOPERS INDIA PVT LTD

Document certified by Rajaguru R.
Signed by: Joint Director
Location: Coimbatore
Date: 2023.08.31 17:37:02

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

| | | |
|---|---|---|
| கட்டிட விண்ணப்ப எண் | : 162/CP/23-24/0101766 | நாள்:09-Sep-2023 |
| பி.ஏ எண் | : 162/BPA/2023/05627 | |
| கட்டிட அனுமதி எண் | : 162/BL/2023/03/038/03528 | |
| திட்ட அனுமதி எண் | : 0710/2023/MH1W | |
| மனுதாரர் பெயர் | : M/s SREE DAKSHA PROPERTY DEVELOPERS (INDIA)P LTD | |
| முகவரி | : SF NO 547/1A2,2A2,,சுப்ரமணியன் நகர் , வார்டு-038, மேற்கு மண்டலம் | |
| மனுவின் நாள் | : 06-Sep-2023 | |
| நில / கட்டிட விளக்கம் | : கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள | |
| தொகுதி | : | பகுதி : |
| கதவு/மனை எண் | : 547/1A2,2A2,549/1,550/2B,554/1,2A,2B,3,5A,556/5B,5 | நகரளவுஎண் : 547/1A2,2A2,549/1,550/2B,554/1,2A,2B,3,5 |
| தெரு | : சுப்ரமணியன் நகர் | |
| அபிவிருத்திக் கட்டணம் | : செலான் நெ: 162/CP/23-24/0103407 நாள் : 08-Sep-2023 கட்டணம்: | |

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 547/1A2,2A2,549/1,550/2B,554/1,2A,2B,3,5, சுப்ரமணியன் நகர் , வார்டு-038, மேற்கு மண்டலம் தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 09-Sep-2023 முதல் 08-Sep-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,

SREE DAKSHA PROPERTY DEVELOPERS (INDIA)P LTD
SF NO 547/1A2,2A2,,சுப்ரமணியன் நகர் , வார்டு-038,
மேற்கு மண்டலம்

ஆணையாளர்
கோயம்புத்தூர் மாநகராட்சி
மேற்கு மண்டலம்

This Order is electronically generated and does not require signature

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

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

Online Application No. : 162/CP/23-24/0101766 Date : Generated Date :09-Sep-2023 07:00:15

B.A No : 162/BPA/2023/05627

B.L No : 162/BL/2023/03/038/03528

## BUILDING PERMIT

**Sub : Building Permit – COIMBATORE CITY MUNICIPAL CORPORATION - Construction of New Building at Plotno : 547/1A2,2A2,549/1,550/2B,554/1,2A,2B,3,5A,556/5B,5 VADAVALLI. SF NO 547/1A2,2A2,, SUBRAMANIAN NAGAR, WARD-038, WEST ZONE – approval of Building Plan Permit issue regarding**

**Ref : 1. Application of M/s SREE DAKSHA PROPERTY DEVELOPERS (INDIA)P LTD, Dated : 06/Sep/2023**
**2. Technical Approval Date : 09/09/2023**

**ORDER :**

Building Permit is granted to M/s SREE DAKSHA PROPERTY DEVELOPERS (INDIA)P LTD to construct New Constructed Building 547/1A2,2A2,549/1,550/2B,554/1,2A,2B,3,5A,556/5B,5 VADAVALLI. SF NO 547/1A2,2A2,, SUBRAMANIAN NAGAR, WARD-038, WEST ZONE as per approved plan for Five years from 09/09/2023 to 08/09/2028 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 | 2702.730 |
| 2 | Stilt Floor | RESIDENTIAL | 8294.630 |
| 3 | Ground Floor | RESIDENTIAL | 114989.770 |
| 4 | First Floor | RESIDENTIAL | 83121.440 |
| 5 | Second Floor | RESIDENTIAL | 12269.350 |
| 6 | Third Floor | RESIDENTIAL | 7381.090 |
| 7 | Fourth Floor | RESIDENTIAL | 7381.090 |
| 8 | Fivth Floor | RESIDENTIAL | 5650.240 |
| | | **Total Sqft** | **241790.340** |

| S.No | Fees Description | Amount. |
|---|---|---|
| 1 | Flag Day Collection Fund | 2000.00 |
| 2 | Display Board Deposit | 10000.00 |
| 3 | Scrutiny fee | 47000.00 |
| 4 | Building Debries Removal | 1113300.00 |
| 5 | Under Ground Drainage Deposit | 1160000.00 |
| 6 | Building Licence | 1745850.00 |
| 7 | Manual Workers Welfare Fund of TNCWW Board Charge | 4840250.00 |
| | **Total Amount** | **8918400.00** |

| S.No | Receipt No | Receipt Date | Amount | Payment Mode |
|---|---|---|---|---|
| 1 | 162/CP/23-24/0103407 | 08/Sep/2023 | 8918400.00 | Online |

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

SREE DAKSHA PROPERTY DEVELOPERS

## 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. |

SREE DAKSHA PROPERTY DEVELOPERS (INDIA) PVT LTD

## 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 |

USHA PROPERTY DEVELOPERS (INDIA) PVT. LTD.

To,

1. M/s. SREE DAKSHA PROPERTY DEVELOPERS (INDIA)P LTD,

Address : SF NO 547/1A2,2A2,,SUBRAMANIAN NAGAR, WARD-038, WEST ZONE

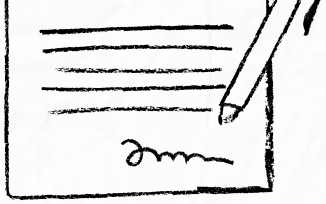
Mobile No : 9025050222

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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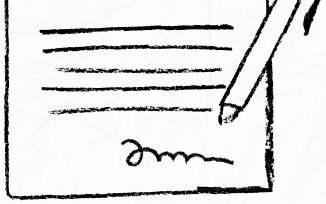

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