Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



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

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

Online Application No. : 162/CP/22-23/0132087 Date : Generated Date :24-Dec-2022 10:33:07

B.A No : 162/BPA/2022/07043

B.L No : 162/BL/2022/04/029/04524

BUILDING PERMIT

Sub : Building Permit – COIMBATORE CITY MUNICIPAL CORPORATION - Construction of New Building at Plotno : T.S.no.8/2 & 42 SF NO 156,162, GANAPATHY NAGAR, WARD-029, NORTH ZONE – approval of Building Plan Permit issue regarding

Ref : 1. Application of M/s M/s.Kalpataru ventures Rep by its Power agent M/s., Dated : 03/Dec/2022
2. Technical Approval Date : 23/12/2022

ORDER :

Building Permit is granted to M/s M/s.Kalpataru ventures Rep by its Power agent M/s. to construct New Constructed Building T.S.no.8/2 & 42 SF NO 156,162, GANAPATHY NAGAR, WARD-029, NORTH ZONE as per approved plan for Five years from 23/12/2022 to 22/12/2027 subject to the condition as detailed below.

Number of Dwelling : 0 Height of the Building : 12.000 (Mtr)

S.No	Build Floor Name	UsageName	Build up Sqft
1	Ground Floor	RESIDENTIAL	51612.000
2	First Floor	RESIDENTIAL	51636.700
3	Second Floor	RESIDENTIAL	35503.670
4	Lift and Headroom	RESIDENTIAL	5244.330
5	Ground Floor	COMMERCIAL	4991.370
6	First Floor	COMMERCIAL	4988.890
7	Second Floor	COMMERCIAL	4988.890
8	Third Floor	COMMERCIAL	3294.530
9	Lift and Headroom	COMMERCIAL	343.480
		Total Sqft	162603.860

S.No	Fees Description	Amount.
1	Display Board Deposit	10000.00
2	Scrutiny fee	31150.00
3	Flag Day Collection Fund	50000.00
4	Building Debries Removal	519300.00
5	Under Ground Drainage Deposit	850000.00
6	Building Licence	1220350.00
7	Manual Workers Welfare Fund of TNCWW Board Charge	3262100.00
	Total Amount	5942900.00

S.No	Receipt No	Receipt Date	Amount	Payment Mode
1	162/CP/22-23/0142218	22/Dec/2022	5942900.00	Online

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

For Kalpataru Ventures
Partners

For ROYALSHELTER
Managing Partner / Power Agent

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.

For Kalpataru Ventures

Partners

For ROYAL SHELTER

Managing Partner / Power Agent

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.

For Kalpataru Ventures

Partners

For ROYAL SHELTER

Managing Partner/
Power Agent

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

For Rajpatel & Associates

Partners

For ROYAL SHELTER

Managing Partner / Power Agent

To,

1. M/s. M/s.Kalpataru ventures Rep by its Power agent M/s.,

Address : SF NO 156,162,GANAPATHY NAGAR, WARD-029, NORTH ZONE

Mobile No : 9842431803

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

FOR COMMISSIONER
COIMBATORE CITY MUNICIPAL CORPORATION

Copy :

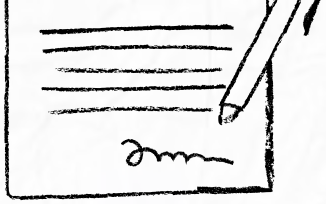
1. Commissioner CCMC (To File)
2. Town Planning Section, CCMC.
3. Assistant Executive Engineering - Planning, (NORTH) Zone.
4. Assistant Revenue officer.

For Kalpataru Ventures

Partners

For ROYAL SHELTER

Managing Partner
Power Agent



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

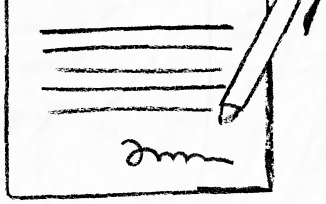
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

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

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate