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PROCEEDINGSOF THE MEMBER SECRETARY/JOINT DIRECTOR(i/c)

COIMBATORE LOCAL PLANNING AUTHORITY

ATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : THIRU.G.Purushothaman., B.E.,M.Plan.,

ASSISTANT DIRECTOR,

MEMBER SECRETARY/ JOINT DIRECTOR(i/c)

Online Building Plan Application – Planning Permission

Application Number : SWP/BPA/418660/2024

Sir,

Subject: Residential Building- District Town and Country Planning Office - Coimbatore District, Coimbatore Local Planning Authority – Coimbatore District / Corporation – Coimbatore North Taluk – Chinnavedampatti Village - S.F.Nos: 202/2H, 202/2I, 205/2A1A2 AND 206/5A for an extent of site area19917.09 sqm - Proposed Group Development Residential building for FSI area 12918.82 sqm – Technical Concurrence issued by Directorate of Town and Country planning Office - Planning Permission issued - forwarded for further action - Reg.

Reference:

1.	Directorate of Town and Country Planning office proceeding letter No SWP/BPA/418660/2024, Dated: 08.01.2025
2.	M/S.SREE DAKSHA INNOVATIONS , Online Application Reference No. SWP/BPA/418660/2024, Received Dated: 13.12.2024 & 30.12.2024.
3.	Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning of ice, Inspection Report of Online Application No. SWP/BPA/418660/2024, Dated:19.12.2024
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.

M/s SREE DAKSHA INNOVATIONS

Partner

14.	Demand payment Request Letter, Dated: 08.01.2025
15.	Applicant M/S.SREEDAKSHAINNOVATIONS, Demand remittance letter Dated 10.012025
16.	ORS Area, scheme road and driveway Area Gifted to local body wide document no. 277/2025 Dated: 11.01.2025

Fees Details

Centage Charge for Building	Rs.6000.00	Date : 10.01.2025
Infrastructure and Amenities Charges	Rs.3683625.00	Date : 10.01.2025
Security Deposit Charges	Rs.1842000.00	Date : 10.01.2025
CC Charges	Rs 146000.00	Date : 10.01.2025
Shelter Charges	Rs.1281200.00	Date : 10.01.2025
Display Board Charges	Rs 1500.00	Date : 10.01.2025
Development Charges for Building	Rs. 270600.00	Date : 10.01.2025
Development Charges for Land	Rs. 79700.00	Date : 10.01.2025
Centage Charges for land	Rs. 1200.00	Date : 10.01.2025

Body of the letter:

1. With reference to the 2nd Cited letter, the applicant M/s. M S SREE DAKSHA INNOVATIONS, has requested for the approval of residential building at Coimbatore District, Coimbatore Local Planning Authority – Coimbatore District / Corporation – Coimbatore North Taluk – Chinnavedampatti Village - S.F.Nos: S.F.Nos: 202/2H, 202/2I, 205/2A1A2 AND 206/5A for an extent of site area 19917.09 sqm - Proposed Group Development Residential building for FSI area 12918.82 sqm the boundary of the site has been marked as "A to O".

The Technical Concurrence is issued by Directorate of Town and Country Planning office under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 05/ 2025.

With reference to the letter 14cited, Demand was issued to the applicant on 08.01.2025. Applicant remitted the required fees and submitted remittance letter in this of ice on 10.01.2025

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

Area of Site – 19917.09 sq.m

M/s SREE DAKSHA INNOVATIONS

Partner

Building details: ResidentialBuilding

Block	Floor	FSIArea (sqm)	Non FSI Area (sqm)	Total Built Up Area (sqm)	Usage	Dwelling unit
BLOCK : A	Ground floor	2653.47	-	2653.47	Residential (01,02,03,04,05, 06,07,09,10, 11,12,14,15, 16,18,19,20 , 21 & 22)	19
	First floor	2374.43	-	2374.43		
	Terrace Floor	-	21 4.51	214.51		
	BLOCK - A TOTAL	5027.90	214.51	5242.41		
BLOCK : B	Ground floor	697.95	-	697.95	Residential (23,24,25,27 & 28)	5
	First floor	624.85	-	624.85		
	Terrace Floor	-	56.45	56.45		
	BLOCK - B TOTAL	1322.80	56.45	1379.25		
BLOCK : C	Ground floor	350.79	-	350.79	Residential (29, 30,& 31)	3
	First floor	266.25	-	266.25		
	Terrace Floor	-	35.21	35.21		
	BLOCK - A TOTAL	617.04	35.21	652.25		
AMENITIES	Ground floor	365.9	-	365.9	Swimming Pool, Toilet, Sump RO, S.T.P Pump Room , Gym, Meeting hall Association room & Club	-
	First floor	377.66	-	377.66		
	Terrace Floor	-	19.32	19.32		
	BLOCK - AMENITIES TOTAL	743.56	19.32	762.88		
BLOCK : D	Ground floor	667.65	-	667.65	Residential (32,33,34, 36,37 & 38)	6
	First floor	551.3	-	551.3		
	Terrace Floor	-	64.15	64.15		
	BLOCK- D TOTAL	1218.95	64.15	1283.1		
BLOCK : E	Ground floor	248.16	-	248.16	Residential (39 & 40)	2
	First floor	194.18	-	194.18		
	Terrace Floor	-	21.02	21.02		
	BLOCK – E TOTAL	442.34	21.02	463.36		
BLOCK : F	Ground floor	248.16	-	248.16	Residential (41 & 42)	2
	First floor	194.18	-	194.18		
	Terrace Floor	-	21.02	21.02		

M/s SREE DAKSHA INNOVATIONS

Partner

	BLOCK - F TOTAL	442.34	21.02	463.36		
BLOCK : G	Groundfloor	386.86	-	386.86	Residential (43,45 & 46)	3
	First floor	306.7	-	306.7		
	Terrace Floor	-	34.26	34.26		
	BLOCK – G TOTAL	693.56	34.26	727.82		
BLOCK : H	Groundfloor	369.29	-	369.29	Residential (47, 48, & 49)	3
	First floor	291.33	-	291.33		
	Terrace Floor	-	3 5.64	35.64		
	BLOCK – H TOTAL	660.62	35.64	696.26		
BLOCK : I	Ground floor	376.96	-	376.96	Residential (50, 51 & 52)	3
	First floor	295.8	-	295.8		
	Terrace Floor	-	38.76	38.76		
	BLOCK - I TOTAL	672.76	38.76	711.52		
BLOCK : J	Groundfloor	497.96	-	497.96	Residential (54, 55, 56 & 57)	4
	First floor	433.06	-	433.06		
	Terrace Floor	-	43.28	43.28		
	BLOCK – J TOTAL	931.02	43.28	974.3		
BLOCK : K	Groundfloor	62.69	-	62.69	Servant Quarters	-
	First floor	83.24	-	83.24		
	Terrace Floor	-	18.5	18.5		
	BLOCK - K TOTAL	145.93	18.5	164.43		
Guard Room	Groundfloor	-	6.25	6.25	-	-
TOTAL (Block A,B,C, D,E, F & Amenities, Pump room & Guard Room)		12918.82	608.37	13527.19	-	50

FSI : 12918.82/19917.09= 0.648

The planning permission issuedwith the following Special and General Conditions:

Andas per Section 49 of Town and Country Planning Act 1971, Planning Permission No 32/2025 and Duration of Permission from 20.01.2025 to 19.01.2033 (8Years) has been accordedwith the following special condition:

M/s SREE DAKSHA INNOVATIONS

Partner

special condition :

1. The OSR (1 to 6 area 1938.29. sq.m.) Shown in the site plan As per TNCDBR 2019 rule 41(1)(C) and Chinnavedampatti DD Plan No: 4, 18.20m wide Scheme Road area earmarked as 'I' to 'IV', 1128.73 sq.m and 7.20m wide driveway Road area earmarked as 'a' to 'f', 229.72 sq.m Handed over to the local body through Register gift deed Document No - 277/2025 Dated: 11.01.2025
2. As per TNCD&BR -2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
3. Fly Ash bricks and Materials to be used Mandatory.
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 certif cates 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 Directorate of Town and Country Planning Department has not legally certif ed the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verif ed 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.
9. According to G.O No 18 Municipal Administration and Water supply Department, Dated: 04.02.2019 Construction continuation certif cate should be obtained from this of ce for the planning permission approved building at the time of Plinth level and Last Story itself. After completion of the building works completion certif cate to obtain from this by the applicant.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
11. 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.

d. The Registered Architect or Register Engineer and Structural Engineer on record as the casemay be shall be responsibility for defects in the design.

e. Workmanship, soundnessof structure and materials used.

f. quality of building servicesand amenitiesthe construction of building

g. other requirementsor licenses or clearancerequired for the site or premisesor activity under various other laws.

12. This planning permissionissuedin accordancewith under section 49 of Tamil Nadu Town and Country Planning Act 1971.

13. 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) asamendedby 22 of 1974.

14. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Personaggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appealto the Director/The Governmentwithin two months from the dateof on Which the Decision or order was Communicated.

15. 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.

General conditions:

1. 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.

2. Parking areato be utilized only for parking purpose mentioned asper approved drawing.

3. No additions / alterations to be madewithout necessarypermission of this of ice. 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, Departmentof Municipal Administration and WaterSupply, Dated: 04.02.2019. and G.O.16, Departmentof Municipal Administration and WaterSupply, Dated: 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. 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.

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

M/s SREE DAKSHA INNOVATIONS

Partner

9. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.

10.If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID.

11. 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.

12. 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.

13. Government Registered Electrical Contractor must be employed for wiring works during constructions

14.Fire rescue equipment should be provided as per Rules.

15. 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 Professional details at the place of construction.

Encl: Building Plan Map

Member Secretary/ Joint Director (i/c)
Coimbatore Local Planning Authority

Coimbatore
To:
The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:

M S SREEDAKSHA INNOVATIONS,
NO1 GANDHI LAYOUT,
MARUTHAMALAI ROAD,
VADAVALLI, COIMBATORE-641046

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

M/s SREE DAKSHA INNOVATIONS

Partner

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2025.01.22 11:05:35



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