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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

MBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: G. PURUSHOTHAMAN B.E., M. Plan.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number - SWP/BPA/344829/2024

Sir,

Subject : NHRB - Residential Building – DTCP-Chennai –107 – Coimbatore District / LPA – Sulur Taluk – Kannampalayam Village in S.F.No.150/1A2B - with a Site Area of 38526sq.m (As per patta) - FSI Area of 24722.59sq.m has been already approved – Now Survey Nos sub divided as 150/1A2B1,1A2B2,1A2B3,1A2B4 and 1A2B5 (S.No.150/1A2B2 - 3785.12sqm OSR land S.No.150/1A2B4 775.78sqm Approach road for OSR land already handed over to local body) Site area: 37749.97Sqm (super imposed) and Proposed Additional Residential building and amenity block with an FSI Area of 23298.04sqm – Total already approved and proposed FSI area put together is 48020.63sqm - Technical concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference :

1. M/s.Casa Grande Coimbatore LLP, Represented by Thiru.S.Velmurugan Online Application Reference No.SWP/BPA/0344829/2024, Dated:09.09.2024.
2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter Received on Dated: 20.12.2024
3. Joint Director (i/c) / Member Secretary, Coimbatore LPA, District Town and Country Planning Office, Coimbatore Inspection Report of Online Application No.SWP/BPA/0344829/2024, Dated:20.09.2024.

4. Director of Town and Country Planning, Technical Concurrence vide Roc No. SWP/BPA/0181061/2024, Dated:25.07.2024. (Technical Concurrence No.342/2024)
5. Assistant Director / Joint Director(i/c), Member Secretary ,Coimbatore LPA, Coimbatore District Town and Country Planning office, Planning permission vide Roc No. SWP/BPA/0181061/2024, Dated:28.08.2024(P.P.No.551/2024)
6. G.O.Ms (2D) No. 222,Housing and Urban Development Department (UD-4), Dated:12.09.2023 (Land Use Conversion)
7. Tamil Nadu Government Gazette issued No.6, Dated: 07.02.2024 Part-VI – Section1, Notification No.VI(1)/132/2024,Page No.231
8. The Colletor,Collectroate Coimbatore, Resolution No-02, For Planning Approval Dated : 28.12.2024
9. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
10. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
11. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
12. G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019.
13. G.O.16, Department of Municipal Administration and WaterSupply,Dated:31.01.2020
14. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
15. Circular from the Commissioner of Town and Country Planning,Roc No.7486/2009/PA2, Dated:16-04-2009.
16. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
17. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.

18. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
19. Environmental Clearance (EC), SEIAA, EC Identification No.EC24C3801TN5359826N, File No.10844, Dated:19.06.2024
20. Environmental Clearance (EC), SEIAA, EC Identification No.EC24C3801TN5365678N, File No.11262, Dated:04.11.2024. (Category:B2)
21. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
22. Demand payment Request Letter, Dated: 23.12.2024
23. Applicant M/s.Casa Grande Coimbatore LLP, Represented by Thiru.S.Velmurugan , Coimbatore demand remittance letter dated :30.12.2024

Fees Details

Centage Charge for Building	-	Rs. 13000.00
Centage for Land	-	Rs. 300. 00
Development Charge for Building	-	Rs. 254200.00
Development Charge for Land	-	Rs. 77070.00
Infrastructure and Amenities Charges	-	Rs. 6643350.00
Security Deposit	-	(Security Deposit Bank Guarantee Number – 0350NDDG00004025, Dated: 26.12.2024 from ICICI Bank – amount of Rs. 33,21,675.00)
Display Board Charges	-	Rs. 1500. 00
CC Charges	-	Rs. 273596.00
Shelter Charges	-	Rs. 2066543.00
Premium FSI Charges	-	Not Applicable

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Residential building in With reference to the 1st Cited letter, the applicant M/s.Casa Grande Coimbatore LLP Represented by Thiru.S.Velmurugan has requested for the approval of proposed additional construction of Non High Rise Residential Building to the Planning Permission has already been issued for residential building (Block A & B) in the reference 4th cited for an FSI area of 23298.04sqm in a site area of 38526sq.m (As per patta)

S.F.No.150/1A2B, Kannampalayam Village, Sulur Taluk, Coimbatore District /LPA. Now, in the already approved Survey Nos sub divided as 150/1A2B1,1A2B2, 1A2B3, 1A2B4 and 1A2B5 (S.No.150/1A2B2 - 3785.12sqm OSR land S.No.150/1A2B4 775.78sqm Approach Road for OSR land already handed over to local body) Now Site area is 37749.97Sqm (As per super imposed) . The site has been marked already concurrence for site issued vide and The Director, Directorate of Town and Country Planning Department, Chennai Clearance for the Additional Residential building (Block C to J) and Amenitiy (Block K) with a additional FSI area of 23928.04Sqm buildings are proposed. Already approved and proposed additional FSI area put together is 48020.63Sqm. with Building Plan No **B.P/DTCP No. 619 /2024. This Office Planning Permission No- 825 /2024. And Duration** from 30.12.2024 to 29.12.2032 (8Years). Planning Permission has been issued with the following common and special conditions.

The area statement for the Proposed Non-High-Rise Residential building is as below.

Area of the Site : 38526sq.m (As per patta)
Area of the Site :38525. 75sq.m (As per Document)
Gifted Road Area for OSR approach: 775.78Sqm
Super Imposed Site Area : 37749.97Sqm

Proposed Additional Residential Building Area Statement in sq.m

Sl. No.	Building Details	FSI Area	Non FSI Area	Total Built up area Excluding Deduction	Dwelling unit Nos.	Deduction OTS and Duct	Dwelling unit
1	**Block – C (Residential)**						
	Ground Floor	1793.26	-	1793.26	Row Houses 01 to 07,8A, 09 to 12, 12A, 14 to16, 17A, 18 to 21	23.94	21
	Parking area	231.52	-	231.52		-	
	First Floor	2007.38	-	2007.38		41.34	
	Terrace floor	-	257.04	257.04		-	
	Sub Total	4032.16	257.04	4289.20		65.28	

2	**Block – D (Residential)**						
	Ground Floor	1770.64	-	1770.64	Row Houses 22 to 25,26A, 27 to 34,35A, 36 to 42	23.94	21
	Parking area	231.52	-	231.52		-	
	First Floor	2002.16	-	2002.16		23.94	
	Terrace floor	-	257.04	257.04		-	
	Sub Total	4004.32	257.04	4261.36		47.88	
3	**Block – E (Residential)**						
	Ground Floor	1770.64	-	1770.64	Row Houses 43 to 44A, 45 to 52,53A,54 to 61,62A & 63	23.94	21
	Parking area	231.52	-	231.52		-	
	First Floor	2002.16	-	2002.16		23.94	
	Terrace floor	-	257.04	257.04		-	
	Sub Total	4004.32	257.04	4261.36		47.88	
4.	**Block – F (Residential)**						
	Ground Floor	844.55	-	844.55	Row Houses 64 to 70,71A, 72 & 73	11.40	10
	Parking area	110.25	-	110.25		-	
	First Floor	954.80	-	954.80		11.40	
	Terrace floor	-	117.60	117.60		-	
	Sub Total	1909.60	117.60	2027.20		22.80	
5.	**Block – G (Residential)**						
	Ground Floor	924.39	-	924.39	Row Houses 74 to 79,80A, 81 to 84	12.29	11
	Parking area	119.93	-	119.93		-	
	First Floor	1044.32	-	1044.32		12.29	
	Terrace floor	-	134.64	134.64		-	
	Sub Total	2088.64	134.64	2223.28		24.58	
6.	**Block – H (Residential)**						
	Ground Floor	928.73	-	928.73	Row Houses 85 to 88,89A, 90 to 95	12.54	11
	Parking area	121.28	-	121.28		-	
	First Floor	1050.01	-	1050.01		12.54	

	Terrace floor	-	134.64	134.64		-	
	Sub Total	2100.02	134.64	2234.66		25.08	
7.	**Block - I(Residential)**						
	Ground Floor	928.73	-	928.73	Row Houses 96,97,98A, 99 to 106	12.54	11
	Parking area	121.28	-	121.28		-	
	First Floor	1050.01	-	1050.01		12.54	
	Terrace floor	-	134.64	134.64		-	
	Sub Total	2100.02	134.64	2234.66		25.08	
8.	**Block – J (Residential)**						
	Ground Floor	839.10	-	839.10	Row Houses 107A & 108,109 to 115	11.94	9
	Parking area	134.55	-	134.55		-	
	First Floor	973.65	-	973.65		11.94	
	Second floor	382.82		382.82		410.06	
	Terrace floor	-	24.48	24.48		-	
	Sub Total	2330.12	24.48	2354.60		433.94	
	Block-K (Amenity Block)						
	Ground Floor	258.54	4.19	262.73		17.95	
	First Floor	239.56	-	239.56		36.93	
	Terrace Floor	-	33.88	33.88			
	Sub Total	498.10	38.07	536.17		54.88	
	Security Room	-	5.76	5.76			
	STP & WTP Pump Room	218.27	-	218.27			
	OWC	12.47		12.47			
	Grand Total	23298.04	1360.96	24658.99		747.40	115 Units

Proposed Total FSI Area : 23298.04sqm

Already Approved FSI Area : 24722.59sqm

Total FSI Area : 48020.63sqm

OSR land area S.No.150/1A2B2 - 3785.12sqm and approach road for OSR S.No.150/1A2B4 - 775.78 sqm land already handed over to local body vide gift deed document no.11226/2024, Dated: 03.08.2024.

Special Conditions

1. Conditions stipulated in the Environmental Clearance cited in the reference 16 and 17 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
2. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. 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.
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.

8. 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.
9. "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.
10. According to G.O No 18 Department of Municipal Administration and WaterSupply, 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.
11. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11,the permission granted by the competent authority shall not meanresponsibility or clearance ofthe 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 Coimbatore Local Planning 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.

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

7. No additions / alterations to be made without necessary permissionof 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 MAWS 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 Planning Permission would be cancelled without intimation to the applicant.

15. If any court case would be pending with reference to this proposal, the Planning Permission 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.

Member secretary / Joint Director(I/c)
Coimbatore District Town and Country planning Office,
Coimbatore

To:

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore-641001

Copy to:

M/s Casa Grande Coimbatore LLP,
Represented by Thiru.S. Velmurugan
Sri Dwaraka, 2nd floor,
1-A, B.R. Nagar Main Road,
Singanallur post, Coimbatore- 641005
Mobile Number- 9500070392
Email Id- sakar@casagrand.co.in/8/8/8/8

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.12.30 17:21:02



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