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Proceedings of the Commissioner of COIMBATORE CITY MUNICIPAL CORPORATION, Coimbatore

Present : Mr. M SIVAGURU PRABAKARAN, I.A.S.

Online Application No. : 162/CP/24-25/0224075 **Date : 12/16/2024 10:33:21 AM**

B.A No : 162/BPA/2024/04599

B.L No : 162/BL/2025/03/040/00074

BUILDING PERMIT

Sub : Building Permit – COIMBATORE CITY MUNICIPAL CORPORATION Construction of New Constructed Building at S.F: 164/2B,165,167/2, VEERAKERALAM VILLAGE, WARD-040, WEST ZONE – approval of Building Plan Permit issue regarding

Ref : 1. Application of Mr. RADIANCE REALTY DEVELOPERS INDIA LIMITED ,(POA) Mr.K.KANDAVADIVEL (PRINCIPAL) ,Dated : 12/16/2024 10:33:21 AM

2. Technical Approval Date : 20/01/2025

ORDER

Building Permit is granted to Mr. RADIANCE REALTY DEVELOPERS INDIA LIMITED ,(POA) Mr.K.KANDAVADIVEL (PRINCIPAL) to construct New Constructed Building S.F: 164/2B,165,167/2., **VEERAKERALAM VILLAGE, WARD-040, WEST ZONE as per approved plan for Five years from 20/01/2025 to 19/01/2030 subject to the condition as detailed below.**

Number of Dwelling: 80 **Height of the Building : 10.65 (Mtr)**

S.no	Build Floor Name	Usage Name	Buildup Sqft
1	Ground Floor	RESIDENTIAL	1124.19
2	First Floor	RESIDENTIAL	942.07
3	Second Floor	RESIDENTIAL	579.96
4	Ground Floor	RESIDENTIAL	1124.19
5	First Floor	RESIDENTIAL	942.07
6	Second Floor	RESIDENTIAL	579.96
7	Ground Floor	RESIDENTIAL	1124.19
8	First Floor	RESIDENTIAL	942.07
9	Second Floor	RESIDENTIAL	579.96
10	Ground Floor	RESIDENTIAL	1124.19
11	First Floor	RESIDENTIAL	942.07
12	Second Floor	RESIDENTIAL	579.96
13	Ground Floor	RESIDENTIAL	1124.19
14	First Floor	RESIDENTIAL	942.07
15	Second Floor	RESIDENTIAL	579.96
16	Ground Floor	RESIDENTIAL	1124.19
17	First Floor	RESIDENTIAL	942.07
18	Second Floor	RESIDENTIAL	579.96
19	Ground Floor	RESIDENTIAL	1124.19
20	First Floor	RESIDENTIAL	942.07

21	Second Floor	RESIDENTIAL	579.96
22	Ground Floor	RESIDENTIAL	1124.19
23	First Floor	RESIDENTIAL	942.07
24	Second Floor	RESIDENTIAL	579.96
25	Ground Floor	RESIDENTIAL	1273.70
26	First Floor	RESIDENTIAL	1075.22
27	Second Floor	RESIDENTIAL	573.08
28	Ground Floor	RESIDENTIAL	1273.70
29	First Floor	RESIDENTIAL	1075.22
30	Second Floor	RESIDENTIAL	573.08
31	Ground Floor	RESIDENTIAL	1273.70
32	First Floor	RESIDENTIAL	1075.22
33	Second Floor	RESIDENTIAL	573.08
34	Ground Floor	RESIDENTIAL	1273.70
35	First Floor	RESIDENTIAL	1075.22
36	Second Floor	RESIDENTIAL	573.08
37	Ground Floor	RESIDENTIAL	1273.70
38	First Floor	RESIDENTIAL	1075.22
39	Second Floor	RESIDENTIAL	573.08
40	Ground Floor	RESIDENTIAL	1273.70
41	First Floor	RESIDENTIAL	1075.22
42	Second Floor	RESIDENTIAL	573.08
43	Ground Floor	RESIDENTIAL	1270.04
44	First Floor	RESIDENTIAL	1080.49
45	Second Floor	RESIDENTIAL	636.80
46	Ground Floor	RESIDENTIAL	1270.04
47	First Floor	RESIDENTIAL	1080.49
48	Second Floor	RESIDENTIAL	636.80
49	Ground Floor	RESIDENTIAL	1270.04
50	First Floor	RESIDENTIAL	1080.49
51	Second Floor	RESIDENTIAL	636.80
52	Ground Floor	RESIDENTIAL	1270.04
53	First Floor	RESIDENTIAL	1080.49
54	Second Floor	RESIDENTIAL	636.80
55	Ground Floor	RESIDENTIAL	1270.04
56	First Floor	RESIDENTIAL	1080.49
57	Second Floor	RESIDENTIAL	636.80
58	Ground Floor	RESIDENTIAL	1270.04
59	First Floor	RESIDENTIAL	1080.49
60	Second Floor	RESIDENTIAL	636.80
61	Ground Floor	RESIDENTIAL	1270.04
62	First Floor	RESIDENTIAL	1080.49
63	Second Floor	RESIDENTIAL	636.80
64	Ground Floor	RESIDENTIAL	1270.04

65	First Floor	RESIDENTIAL	1080.49
66	Second Floor	RESIDENTIAL	636.80
67	Ground Floor	RESIDENTIAL	1270.04
68	First Floor	RESIDENTIAL	1080.49
69	Second Floor	RESIDENTIAL	636.80
70	Ground Floor	RESIDENTIAL	1270.04
71	First Floor	RESIDENTIAL	1080.49
72	Second Floor	RESIDENTIAL	636.80
73	Ground Floor	RESIDENTIAL	1270.04
74	First Floor	RESIDENTIAL	1080.49
75	Second Floor	RESIDENTIAL	636.80
76	Ground Floor	RESIDENTIAL	1270.04
77	First Floor	RESIDENTIAL	1080.49
78	Second Floor	RESIDENTIAL	636.80
79	Ground Floor	RESIDENTIAL	1309.66
80	First Floor	RESIDENTIAL	1309.66
81	Second Floor	RESIDENTIAL	705.47
82	Ground Floor	RESIDENTIAL	1309.66
83	First Floor	RESIDENTIAL	1309.66
84	Second Floor	RESIDENTIAL	705.47
85	Ground Floor	RESIDENTIAL	1309.66
86	First Floor	RESIDENTIAL	1309.66
87	Second Floor	RESIDENTIAL	705.47
88	Ground Floor	RESIDENTIAL	1309.66
89	First Floor	RESIDENTIAL	1309.66
90	Second Floor	RESIDENTIAL	705.47
91	Ground Floor	RESIDENTIAL	1309.66
92	First Floor	RESIDENTIAL	1309.66
93	Second Floor	RESIDENTIAL	705.47
94	Ground Floor	RESIDENTIAL	1309.66
95	First Floor	RESIDENTIAL	1309.66
96	Second Floor	RESIDENTIAL	705.47
97	Ground Floor	RESIDENTIAL	1309.66
98	First Floor	RESIDENTIAL	1309.66
99	Second Floor	RESIDENTIAL	705.47
100	Ground Floor	RESIDENTIAL	1309.66
101	First Floor	RESIDENTIAL	1309.66
102	Second Floor	RESIDENTIAL	705.47
103	Ground Floor	RESIDENTIAL	1369.72
104	First Floor	RESIDENTIAL	1369.72
105	Second Floor	RESIDENTIAL	642.83
106	Ground Floor	RESIDENTIAL	1369.72
107	First Floor	RESIDENTIAL	1369.72
108	Second Floor	RESIDENTIAL	642.83

109	Ground Floor	RESIDENTIAL	1369.72
110	First Floor	RESIDENTIAL	1369.72
111	Second Floor	RESIDENTIAL	642.83
112	Ground Floor	RESIDENTIAL	1369.72
113	First Floor	RESIDENTIAL	1369.72
114	Second Floor	RESIDENTIAL	642.83
115	Ground Floor	RESIDENTIAL	1369.72
116	First Floor	RESIDENTIAL	1369.72
117	Second Floor	RESIDENTIAL	642.83
118	Ground Floor	RESIDENTIAL	1369.72
119	First Floor	RESIDENTIAL	1369.72
120	Second Floor	RESIDENTIAL	642.83
121	Ground Floor	RESIDENTIAL	1369.72
122	First Floor	RESIDENTIAL	1369.72
123	Second Floor	RESIDENTIAL	642.83
124	Ground Floor	RESIDENTIAL	1369.72
125	First Floor	RESIDENTIAL	1369.72
126	Second Floor	RESIDENTIAL	642.83
127	Ground Floor	RESIDENTIAL	1369.72
128	First Floor	RESIDENTIAL	1369.72
129	Second Floor	RESIDENTIAL	642.83
130	Ground Floor	RESIDENTIAL	1369.72
131	First Floor	RESIDENTIAL	1369.72
132	Second Floor	RESIDENTIAL	642.83
133	Ground Floor	RESIDENTIAL	1503.52
134	First Floor	RESIDENTIAL	1503.52
135	Second Floor	RESIDENTIAL	817.96
136	Ground Floor	RESIDENTIAL	1503.52
137	First Floor	RESIDENTIAL	1503.52
138	Second Floor	RESIDENTIAL	817.96
139	Ground Floor	RESIDENTIAL	1503.52
140	First Floor	RESIDENTIAL	1503.52
141	Second Floor	RESIDENTIAL	817.96
142	Ground Floor	RESIDENTIAL	1649.48
143	First Floor	RESIDENTIAL	1649.48
144	Second Floor	RESIDENTIAL	981.68
145	Ground Floor	RESIDENTIAL	1649.48
146	First Floor	RESIDENTIAL	1649.48
147	Second Floor	RESIDENTIAL	981.68
148	Ground Floor	RESIDENTIAL	1649.48
149	First Floor	RESIDENTIAL	1649.48
150	Second Floor	RESIDENTIAL	981.68
151	Ground Floor	RESIDENTIAL	1649.48
152	First Floor	RESIDENTIAL	1649.48

153	Second Floor	RESIDENTIAL	981.68
154	Ground Floor	RESIDENTIAL	1649.48
155	First Floor	RESIDENTIAL	1649.48
156	Second Floor	RESIDENTIAL	981.68
157	Ground Floor	RESIDENTIAL	1649.48
158	First Floor	RESIDENTIAL	1649.48
159	Second Floor	RESIDENTIAL	981.68
160	Ground Floor	RESIDENTIAL	1649.48
161	First Floor	RESIDENTIAL	1649.48
162	Second Floor	RESIDENTIAL	981.68
163	Ground Floor	RESIDENTIAL	1649.48
164	First Floor	RESIDENTIAL	1649.48
165	Second Floor	RESIDENTIAL	981.68
166	Ground Floor	RESIDENTIAL	1649.48
167	First Floor	RESIDENTIAL	1649.48
168	Second Floor	RESIDENTIAL	981.68
169	Ground Floor	RESIDENTIAL	1649.48
170	First Floor	RESIDENTIAL	1649.48
171	Second Floor	RESIDENTIAL	981.68
172	Ground Floor	RESIDENTIAL	1883.92
173	First Floor	RESIDENTIAL	1725.47
174	Second Floor	RESIDENTIAL	652.41
175	Ground Floor	RESIDENTIAL	1883.92
176	First Floor	RESIDENTIAL	1725.47
177	Second Floor	RESIDENTIAL	652.41
178	Ground Floor	RESIDENTIAL	1883.92
179	First Floor	RESIDENTIAL	1725.47
180	Second Floor	RESIDENTIAL	652.41
181	Ground Floor	RESIDENTIAL	1883.92
182	First Floor	RESIDENTIAL	1725.47
183	Second Floor	RESIDENTIAL	652.41
184	Ground Floor	RESIDENTIAL	1883.92
185	First Floor	RESIDENTIAL	1725.47
186	Second Floor	RESIDENTIAL	652.41
187	Ground Floor	RESIDENTIAL	1883.92
188	First Floor	RESIDENTIAL	1725.47
189	Second Floor	RESIDENTIAL	652.41
190	Ground Floor	RESIDENTIAL	1883.92
191	First Floor	RESIDENTIAL	1725.47
192	Second Floor	RESIDENTIAL	652.41
193	Ground Floor	RESIDENTIAL	1883.92
194	First Floor	RESIDENTIAL	1725.47
195	Second Floor	RESIDENTIAL	652.41
196	Ground Floor	RESIDENTIAL	1883.92

197	First Floor	RESIDENTIAL	1725.47
198	Second Floor	RESIDENTIAL	652.41
199	Ground Floor	RESIDENTIAL	1883.92
200	First Floor	RESIDENTIAL	1725.47
201	Second Floor	RESIDENTIAL	652.41
202	Ground Floor	RESIDENTIAL	1883.92
203	First Floor	RESIDENTIAL	1725.47
204	Second Floor	RESIDENTIAL	652.41
205	Ground Floor	RESIDENTIAL	1883.92
206	First Floor	RESIDENTIAL	1725.47
207	Second Floor	RESIDENTIAL	652.41
208	Ground Floor	RESIDENTIAL	1883.92
209	First Floor	RESIDENTIAL	1725.47
210	Second Floor	RESIDENTIAL	652.41
211	Ground Floor	RESIDENTIAL	1883.16
212	First Floor	RESIDENTIAL	1735.91
213	Second Floor	RESIDENTIAL	652.41
214	Ground Floor	RESIDENTIAL	1883.16
215	First Floor	RESIDENTIAL	1735.91
216	Second Floor	RESIDENTIAL	652.41
217	Ground Floor	RESIDENTIAL	1883.16
218	First Floor	RESIDENTIAL	1735.91
219	Second Floor	RESIDENTIAL	652.41
220	Ground Floor	RESIDENTIAL	1883.16
221	First Floor	RESIDENTIAL	1735.91
222	Second Floor	RESIDENTIAL	652.41
223	Ground Floor	RESIDENTIAL	1883.16
224	First Floor	RESIDENTIAL	1735.91
225	Second Floor	RESIDENTIAL	652.41
226	Ground Floor	RESIDENTIAL	1883.16
227	First Floor	RESIDENTIAL	1735.91
228	Second Floor	RESIDENTIAL	652.41
229	Ground Floor	RESIDENTIAL	2698.32
230	First Floor	RESIDENTIAL	2439.34
231	Second Floor	RESIDENTIAL	812.14
232	Ground Floor	RESIDENTIAL	2698.32
233	First Floor	RESIDENTIAL	2439.34
234	Second Floor	RESIDENTIAL	812.14
235	Ground Floor	RESIDENTIAL	2716.83
236	First Floor	RESIDENTIAL	2463.34
237	Second Floor	RESIDENTIAL	756.28
238	Ground Floor	RESIDENTIAL	2716.83
239	First Floor	RESIDENTIAL	2463.34
240	Second Floor	RESIDENTIAL	756.28

241	Ground Floor	RESIDENTIAL	2695.09
242	First Floor	RESIDENTIAL	2433.63
243	Second Floor	RESIDENTIAL	4919.26
244	Third Floor	RESIDENTIAL	2783.89
245	Terrace Floor	RESIDENTIAL	761.12
246	Ground Floor	RESIDENTIAL	630.77
247	Ground Floor	RESIDENTIAL	169.64
248	Ground Floor	RESIDENTIAL	967.04
249	Ground Floor	RESIDENTIAL	1644.63
250	Ground Floor	RESIDENTIAL	158.77
251	Ground Floor	RESIDENTIAL	67.28
		TOTAL Sqft	**311287.67**

S.No	Fees Description	Amount.
1	Scrutiny fee	2850.00
2	Flag Day Collection Fund	25000.00
3	Building Debries Removal	39600.00
4	Manual Workers Welfare Fund of TNCWW Board Charge	304800.00
5	Under Ground Drainage Deposit	1380000.00
6	Building Licence	17647005.00
	Total Amount	**19399255.00**

Receipt No	Receipt Date	Amount	Payment Mode
162/CP/24-25/0252561	13/Jan/2025	19399254.00	Online

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.

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. Mr.. RADIANCE REALTY DEVELOPERS INDIA LIMITED,

Address : 331,Ramanis Mayuri Colony,

Thudiyalur Road, Coimbatore:641049.

Mobile No : 9976095779

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



FOR COMMISSIONER 20/01/2025
COIMBATORE CITY MUNICIPAL CORPORATION
ஆணையாளருக்காக
கோயம்புத்தூர் மாநகராட்சி

20/01/2025

Copy :

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



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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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