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)CEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
)IMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: THIRU.R. RAJAGURU., M.Tech.,
ASSISTANT DIRECTOR
SWP Building Plan Application – Planning Permission

Application No - SWP/BPA/310430/2024

Sir,

Subject:

Revised Residential Apartment Building- Office of the District Town and Country Planning – Coimbatore LPA - Coimbatore District – Coimbatore Corporation – West zone – Ward No. G(07) - Block No.18 - T.S.No. 802 - Subramaniam Road for an extent of Site area 1003.34 sq.m – Residential building plan application received for Stilt + Fifth Floor + Terrace Floor of proposed Revised Construction of Residential building for FSI Area: 2455.84 sq.m–Planning Permission issued - Forwarded for further action - Reg.

Reference:

1. Applicants. Mrs. Chitra Ranganathan and Others, Dhiya Foundation Pvt Ltd., (POA), Coimbatore Online application: SWP/BPA/310430/2024 Dated: 27.07.2024

2. Member Secretary/ Joint Director (i/c) issued Technical clearance wide online application no : SWP/BPA/235502/2024 Dated: 05.06.2024

3. Commissioner, Coimbatore Corporation building licence no :162/BL/2024/03/072/01831 dated : 25.06.2024

3. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004

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.53, Housing and Urban Development Department, Dated: 16.05.2017

9. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020

10. G.O.18, Housing and Urban Development Department, Dated: 04.02.2019

11. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020

12. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.

13. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 21075/2009/PA1, Dated: 27.06.2012.

14. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 12201/2017/PA1, Dated: 22.09.2017.

15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.

16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021and 11.04.2023.

17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 47963/2022/K2, Dated: 23.04.2022

18. Demand payment Request Letter, Dated: 13.08.2024

19. Applicants. Mrs. Chitra Ranganathan and Others, Dhiya Foundation Pvt Ltd., (PA) , Coimbatore Demand remittance letter Dated. 13.08.2024

Already fees paid details for approval : Planning Permission number – 336/2024

1.	Centage Charge for Building	- Rs. 2000.00	Dt: 31-05-2024
2.	Infrastructure and Amenities Charges	- Rs. 699960.00	Dt: 31-05-2024
3.	CC Charges	- Rs. 38048.00	Dt: 31-05-2024
4.	Display Board Charges	- Rs. 1500.00	Dt: 31-05-2024
5.	Development Charges for Building	- Rs. 70700.00	Dt: 31-05-2024
6.	Development Charges for Land	- Rs. 4016.00	Dt: 31-05-2024
7.	Centage Charge for Land	- Rs. 300.00	Dt: 31-05-2024
8.	Security Deposit	-Rs. 349980.00	Dt: 31-05-2024
9.	Premium FSI Charges	-Rs. 7508250.00	Dt: 31-05-2024

Fees Pid Details for Revised Approval

1.	Centage Charge for Building	- Rs. 2000.00	Dt: 13-08-2024
2.	Development Charges for Building	- Rs. 70700.00	Dt: 13-08-2024
3.	Development Charges for Land	- Rs. 4016.00	Dt: 13-08-2024
4.	Centage Charge for Land	- Rs. 300.00	Dt: 13-08-2024

Order

The Revised Residential Apartment building plan application received in the reference 1st cited for Stilt + First + Second + Third + Fourth+ Fifth + Terrace Floor of proposed Revised Construction of Residential Apartment building for FSI Area: 2455.84.00 sq.m in Ward No.G(07) Block No.18, T.S.No. 802, Subramaniam Road West Zone, Coimbatore Corporation, Coimbatore District for an extent of site area 1003.34 sq.m.

The application was processed as per the rules prevailing, records perused and site inspection was conducted. With reference to the letter 18 cited, Demand was issued to the applicant 13.08.2024. Applicant remitted the required fees and submitted remittance letter to the office on 13.08.2024 through online.

Hence, the applicants request has been accepted and the boundary of the site has been already approved and marked as **A to D.** The earmarked site is approved and numbered as **LP/CLPA No: 291/2024.** As per Section 49 of Town and Country Planning Act 1971, the planning permission is issued for the above proposal and numbered as **Planning Permission No: 525/2024.** The Duration of Planning Permission from **19.08.2024 to 18.08.2032**(8Years) is accorded with the following.

The Area details Statement.

Area of Site– 1003.34 Sq.m

Building details

Floor Name	F.S.I. Area (Sq.m)	Non FSI Area (Sq.m)	Total Built-up Area (Sq.m)
Stilt	28.78	554.21	582.99
First Floor	484.97	98.02	582.99
Second Floor	484.97	98.02	582.99
Third Floor	484.97	98.02	582.99
Fourth Floor	487.18	98.02	585.20
Fifth Floor	484.97	98.02	582.99
Head Room	---	34.48	34.48
Total	**2455.84**	**1078.79**	**3534.63**

Total FSI Area: 2455.84 Sq.m

Special conditions:

1. As per the G.O. 18 Municipal Administration and water supply Management dated .04.02.2019 Rule 41 **Reservation of land for community recreational purposes in developments**.—Based on the letter Roc.No. 4367/2019-BA2 dated – 05.02.2020 of Director, Town and Country Planning Department the above proposal fall under Case Under 1. So the Payment of Guideline value was Nil

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. 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.

4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.

5. 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.

6. 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.

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. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

9. 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
    g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
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.

General Conditions:

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 are 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 Water Supply, 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.

Encl: Building Plan Map

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

To:

The Commissioner,
Coimbatore Corporation,
Coimbatore.

Copy to:

Mrs.Chitra Ranganathan & 2 others,
M/s. Dhiya Foundation Pvt. Ltd. (POA),
No.22/1, PRR Nagar,
Third Cross, PN Pudur,
Coimbatore – 641 041
Ph-90038-56639
Mail: dhiyafoundation666@gmail.com

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.08.19 17:24:40



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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