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3/350/2 Mettukuppam,
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hello@verified.realestate
+91 9996 12 9996
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PROCEEDINGS OF THE MEMBER SECRETARY/ JOINT DIRECTOR(i/c)

COIMBATORE LOCAL PLANNING AUTHORITY

BATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : THIRU.R.RAJA GURU,M.Tech.,

ASSISTANT DIRECTOR,

MEMBER SECRETARY/ JOINT DIRECTOR(i/c)

Online Building Plan Application – Planning Permission

Application Number :: SWP/BPA/009687/2023

Sir,

Subject: : Residential Building- District Town and Country Planning Office - Coimbatore District / Corporation- Perur Taluk, Coimbatore Corporation - Veerakeralam Village, S.F.No:340/1A & 340/2A1 for an extent of Site area 5630.00 Sqm - Proposal of Residential building for FSI area 14597.15 Sqm – Technical Concurrence issued –by Directorate of Town and Country planning Office - Planning Permission issued - forwarded for further action - Reg.

Reference:

1.	Directorate of Twon and Country Planning office proceeding letter No SWP/BPA/009687/2023, Dated:31.01.2024
2.	Kalpesh Bafna and Ramesh Bafna, Online Application Reference No. SWP/BPA/009687/2023, Received Dated: 22.05.2023.
3.	Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/009687/2023, Dated:09.07.2023.
4.	Honourable High court of Chennai, W.P.No:31752/2022 & W.MP.Nos: 31195 & 31196 of 2022, Coram Dated: 12.12.2022.
5.	Assistant Director / Joint Director (i/c), Coimbatore District, Town and Country planning Office, Letter Roc No:3309/2023/LPA, Dated: 12.12.2023.
6.	Assistant Divisional Engineer, High ways Special Sub-division, Coimbatore Roc No: 120/2022, dated: 05.05.2023.
7.	Director, Town and Country Planning, Roc.No:26561/2022/tcp3, Date: 29.12.2023
8.	G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
9.	G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
10.	G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
11.	G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
12.	G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
13.	G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
14.	circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
15.	Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
16.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
17.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.

18.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
19.	G.O.(Ms).No.95, Housing and Urban Development Department, Dated: 04.08.2023.
20.	Demand payment Request Letter, Dated: 3.2.2024 and 10.6.2024 and 12.7.2024
21.	Applicant Mrs Pauline chandran and Three others, Demand remittance letter Dated 07.06.2024 and 10.7.2024 and 12.7.2024

Fees Details

Centage Charge for Building	Rs. 25000.00
Infrastructure and Amenities Charges	Rs. 4161000.00
Security Deposit Charges	Rs. 2080500.00
CC Charges	Rs 200192.00
Shelter Charges	Not applicable
Display Board Charges	Rs 1500.00
Premium FSI Charges	Not applicable
Development Charges for Building	Rs. 372000.00
Development Charges for Land	Rs. 22520.00
Interest Amount	Rs.4000.00
Centage Charges for land	Rs.300.00
OSR amount	Rs. 6060695.00

Body of the letter:

. With reference to the 2nd Cited letter the applicant Kalpesh Bafna and Ramesh Bafna has requested for the approval of residential building at Coimbatore District Coimbatore Local Planning Authority, Perur Taluk, Coimbatore Corporation, Veerakeralam Village, S.F.No:340/1A & 340/2A1 for an extent of Site area 5630.00sqm - Proposal of Residential building for FSI area 14597.15 Sqm. The Assistant Director / Member Secretary / Joint Director (i/c) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection Remarks. Based on the Assistant Director / Member Secretary / Joint Director (i/c) recommendation, the applicant request has been accepted and the boundary of the site has been marked as "A to G".

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: 22 / 2024..

With reference to the letter 20th cited, Demand was issued to the applicant on 3.2.2024 and 10.6.2024. Applicant remitted the required fees and submitted remittance letter in this office on 07.06.2024 and 10.7.2024

2. The area statement for the Proposed Residential Building is as below.
Area of Site – 5630.00 sq.m

Building details: Residential Building

Floor Details	FSI (Sqm)
Block A	
Stilt Floor	62.39
First Floor	713.06
Second Floor	713.06
Third Floor	713.06
Fourth Floor	713.06
Fifth Floor	713.06
Block B	
Stilt Floor	92.95
First Floor	2254.91
Second Floor	2155.40
Third Floor	2155.40
Fourth Floor	2155.40
Fifth Floor	2155.40
Grand Total	14597.15

Total FSI area - 14597.15 **Sq.m**

Andas per Section 49 of Town and Country Planning Act 1971, **Planning Permission No455/2024**and Duration of Permission from **12.07.2024** to **11.07.2032**(8Years) has been accorded with the following special condition:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. 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.

5. 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.

6. 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.

7. 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.

8. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 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.

Condition:

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 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.

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 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 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.

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

20. As per GO No 341 MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided.

21. Fly Ash bricks and Materials must be used for construction.

22. 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 municipality engineer 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:

1.KALPESH BAFNA RAMESHCHAND BAFNA
37-6d JAIN MANOR APPARTMENT, PERIYSAMY ROAD WEST,
R.S.PURAM, RATHINASABAPATHY PURAM,
COIMBATORE SOUTH ,
COIMBATORE
Mobile Number: 9843333111
Email Id: naveenkrish16@gmail.com

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

Signature Not Verified
Signed by: Joint Director
Location:Coimbatore
Date:2024.07.13 12:00:17

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.