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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/233916/2024

Sir,

Subject :

Residential Building (Group Housing Development) - Office of the District Town and Country Planning –Coimbatore Corporation/District– Coimbatore North Taluk - Kalapatti Village (West) village - S.F.No – 83/1B2, 1C, 1D2, 1E2, 94/1A, 1B1A2 and 94/2A for an extent of Site Area 17371.00 sqm. – Proposed Residential building (Group Housing Development) for FSI area 14797.07 Sq.m – Technical clearance issued from Director, directorate of town and Country Planning, Chennai-Planning Permission Issued –Forwarded for Further Action-Reg.

Reference :

1. Applicant. M/s EIVAA HOMESS INDIA LLP., Coimbatore Online Application No. SWP/BPA/233916/2024, Dated: 24/05/2024
2. The Director, Directorate of Town and Country Planning Technical Concurrence issued for SWP Building Application No. : SWP/BPA/ 233916/2024 Dated: 09.07.2024.
3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012
4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017
5. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
7. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
8. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
9. G.O.(MS) No: 01, Housing and Urban Development UD4(1) Department Dated: 02.01.2023
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.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
15. Demand payment Request Letter, Dated:10.07.2024
16. Applicant. M/s EIVAA HOMESS INDIA LLP., Demand remittance letter Dated: 10.07.2024.

Fees Paid Details:

1.	Centage Charge for Land	Rs	300.00	Dt-10.07.2024
2.	Centage Charge for Building	Rs	45000.00	Dt-10.07.2024
3.	Infrastructure and Amenities Charges	Rs	4269300.00	Dt-10.07.2024
4.	CC Charges	Rs	162942.00	Dt-10.07.2024
5.	Security Deposit Charges	Rs	2134650.00	Dt-10.07.2024
6.	Display Board Charges	Rs	1500.00	Dt-10.07.2024
7.	Shelter Charges	Rs	364768.00	Dt-10.07.2024
8.	Premium FSI Charges	Rs	Not Applicable	
9.	Development Charges for Building	Rs	302780.00	Dt-10.07.2024
10	Development Charges for Land	Rs	70332.00	Dt-10.07.2024

Order

The Proposal received in the reference 1st cited letter, the applicant has requested for the Proposal of Residential building (Group Housing Development) in Coimbatore Corporation/District, Coimbatore North Taluk, Kalapatti (west) Village, S.F.Nos : 83/1B2, 1C, 1D2, 1E2, 94/1A, 94/1B1A2 and 94/2A for an Site extent of 17371.00 Sq.m

The Planning Permission has already been issued in the reference 2nd cited for an FSI area of 14979.07 Sq.m. Now Proposal of Residential building (Group Housing Development) for FSI area 14979.07 Sq.m, S.F.Nos. 83/1B2, 1C, 1D2, 1E2, 94/1A, 94/1B1A2 and 94/2A. Site Area : 17371.00 Sqm.

With reference to the 2nd cited, Technical Clearance was issued by the Director of Town and Country Planning for the Proposal of Residential building (Group Housing Development) along as per Building conditions mentioned below and the Technical concurrence numbered as **B.P/DTCP No**. 296/2024 on 09.07.2024. In the continuation, With reference to the 15th cited, Demand was issued to the applicant on 10.07.2024. Applicant remitted the required fees and submitted remittance letter in this office on 10.07.2024.

Therefore, with reference to the 2, 15 and 16 cited. Planning permission is issued for the above Proposal of Residential building (Group Housing Development) under section 49 of Town and Country Planning Act 1971. The planning permission numbered as **Planning Permission No: 462/2024** and Duration of Permission from **23.07.2024 to 22.07. 2032** (8 Years).

Area of Site – 17371.00 Sq.m

Building details: Residential Building

Proposed building Area

Floor details	FSI (Sqm)	Type of building Use
Block -1	-	Residential unit
Ground floor	193.11	
First floor	179.94	
Second floor	83.58	
Total	**456.63**	
Block - 2, 3 and 4	-	Residential (3-units)
Ground floor	195.62	3 X 462.53 = **1387.59** sq.m.
First floor	182.24	
Second floor	84.67	
Total	**462.53**	
Block - 5		Residential unit
Ground floor	119.26	
First floor	111.75	
Second floor	71.11	
Total	**302.12**	

Block - 6	-	Residential unit
Ground floor	118.95	
First floor	111.75	
Second floor	71.11	
Total	**301.18**	
Block - 7	-	Residential unit
Ground floor	233.68	
First floor	226.74	
Second floor	79.61	
Total	**540.03**	
Block - 10		Residential unit
Ground floor	165.35	
First floor	155.48	
Second floor	71.48	
Total	**392.31**	
Block - 12	-	Residential unit
Ground floor	156.43	
First floor	146.57	
Second floor	69.31	
Total	**372.31**	
Block - 1 4	-	Residential unit
Ground floor	290.59	
First floor	252.21	
Second floor	126.84	
Total	**669.64**	
Block - 16		Residential unit
Ground floor	285.23	
First floor	231.67	
Second floor	122.01	
Total	**638.91**	

Block - 18	-	Residential unit
Ground floor	280.52	
First floor	266.22	
Second floor	115.15	
Total	**616.89**	
Block - 19	-	Residential unit
Ground floor	195.62	
First floor	182.25	
Second floor	84.51	
Total	**462.38**	
Block - 20		Residential unit
Ground floor	164.63	
First floor	155.45	
Second floor	71.61	
Total	**391.69**	
Block - 21	-	Residential unit
Ground floor	165.37	
First floor	155.00	
Second floor	71.40	
Total	**391.77**	
Block – 22 & 23	-	Residential unit (2-Units)
Ground floor	165.36	2 x 392.13 = 784.26 sq.m.
First floor	155.16	
Second floor	71.61	
Total	**392.13**	
Block - 24		Residential unit
Ground floor	165.31	
First floor	158.71	

Second floor	70.45	
Total	**394.47**	

Block - 25	-	Residential unit
Ground floor	165.35	
First floor	155.02	
Second floor	71.61	
Total	**391.98**	
Block – 27,34,36,40 and 41	-	Residential unit (5-Units)
Ground floor	177.55	5 x 423.04 = 2115.20 sq. m.
First floor	165.50	
Second floor	79.99	
Total	**423.04**	
Block - 28		Residential unit
Ground floor	177.52	
First floor	165.50	
Second floor	79.84	
Total	**422.86**	
Block - 29	-	Residential unit
Ground floor	177.57	
First floor	165.23	
Second floor	79.84	
Total	**422.64**	
Block – 30,31,37 and 38	-	Residential unit (4-Units)
Ground floor	130.05	4 x 317.75.=1271 sq.m.
First floor	123.58	
Second floor	64.12	
Total	**317.75**	
Block - 32		Residential unit
Ground floor	140.15	
First floor	126.24	

Second floor	78.78	
Total	**342.17**	
Block - 3 3		Residential unit
Ground floor	177.53	
First floor	165.50	
Second floor	79.84	
Total	**422.87**	
Block - 39	-	Residential unit
Ground floor	212.92	
First floor	201.42	
Second floor	79.39	
Total	**493.73**	
Block – 42	-	Gym & residential unit
Ground floor	189.94	
First floor	189.94	
Second floor	169.09	
Total	**548.97**	
Block - 4 3		Residential unit
Ground floor	150.02	
First floor	138.22	
Second floor	84.61	
Total	**372.95**	
Block - 45	-	Residential unit
Ground floor	26.89	
Total	**14979.07**	**36 Units**

The Planning permission issued with the following Special and General Conditions: -

Special condition:

1. The OSR (ear marked as – 1 to 10) 1689.58 Sq.m & Road Handed over to corporation (A1 to A4) 760.81 Sq.m., shown in the site plan has been handed over to the local body vide Gift deed documents no: 7417/2024 Dated: 20.07.2024 as Open Space Reservation as per Rule No.41(1) Explanation (i) of TNCDBR 2019.

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 Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified fr the applicant's entitlement to develop in the site.
7. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.7
8. 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 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 Trap in the septic tank design to be provided.

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

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

13. 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 professionals 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:

M/s. EIVAA HOMESS INDIA LLP,
50, Eivaa Agam, Vazhiyam palayam,
Kalapatti,
Coimbatore – 641048.
Mobile Number-9843009974.
Email Id-mario@nmsgv.com

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.07.24 18:21:21



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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