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**CEEDINGS OF THE MEMBER SECRETARY/ JOINT DIRECTOR (FAC)**
**COIMBATORE LOCAL PLANNING AUTHORITY**
**IMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE**
**PRESENT : THIRU.G.PURUSHOTHAMAN, B.E., M.PLAN.,**
**ASSISTANT DIRECTOR**
**SWP Building Plan Application – Planning Permission**
**Application No - SWP/BPA/285613/2024**

Sir,

Subject :

Residential Building (Affordable Housing Apartment Building)- Office of the District Town and Country Planning – Coimbatore LPA - Coimbatore Corporation – North Taluk- Ganapathy Village – Ward No:V - Block No:45 - T.S.Nos: 28/2, 30, 31, 32, 33, (Old S.F.Nos:427/1 Part & 428/1) for an extent of Site Area is 2732.81 Sq.m – Proposed Construction of Residential Building for FSI area **7073.12 Sq.m** – Technical Concurrence issued by the Director of Town and Country Planning - Planning Permission issued - forwarded for further action - Reg.

Reference:

1. The Director, Directorate of Town and Country Planning Technical Concurrence issued for SWP Building Application No.: SWP/BPA/285613/2024 Dated: 04.02.2025.
2. Applicant:M/s.TNCD LLP,Coimbatore. Online ApplicationNo.SWP/BPA/285613/ 2024, Dated: 23.10.2024.
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: 04.02.2025 & 07.02.2025

16. The Applicant. M/s.TNCD LLP, Demand remittance letter Dated: 06.02.2025 & 08.02.2025.

**Fees Paid Details:**

| | | | | |
|---|---|---|---|---|
| 1. | Centage Charge for Land | Rs | 1500.00 | Dt - 08.02.2025 |
| 2. | Centage Charge for Building | Rs | 12000.00 | Dt - 08.02.2025 |
| 3. | Infrastructure and Amenities Charges | Rs | 2017800.00 | Dt - 08.02.2025 |
| 4. | CC Charges | Rs | 111500.00 | Dt - 08.02.2025 |
| 5. | Security Deposit Charges | Rs | 1009000.00 | Dt - 08.02.2025 |
| 6. | Display Board Charges | Rs | 1500.00 | Dt - 08.02.2025 |
| 7. | Shelter Charges | Rs | 488500.00 | Dt - 08.02.2025 |
| 8. | Premium FSI Charges | Rs | Not Applicable | |
| 9. | Development Charges for Building | Rs | 207000.00 | Dt - 08.02.2025 |
| 10 | Development Charges for Land | Rs | 11000.00 | Dt - 08.02.2025 |
| 11. | OSR Payment | Rs | 2973286.00 | Dt - 06.02.2025 |

**Order**

The Proposal received in the reference 2nd cited letter, the applicant M/s TNCD LLP., Coimbatore. has requested for the Proposed Construction of Residential Building (Affordable housing Apartment Building) at Coimbatore Corporation, North Taluk, Ganapathy Village, Ward No:V, Block No:45, T.S.Nos:28/2, 30, 31, 32, 33 (Old S.F.Nos:427/1 Part & 428/1) for an extent of Site Area is 2732.81 Sq.m. Based on the Assistant Director / Member Secretary / Joint Director (FAC) recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to F".**

With reference to the 1st cited, Technical concurrence was issued by the Director of Town and Country Planning for the Proposed Construction of Residential Building (Affordable housing Apartment Building) along as per Building conditions mentioned below and the Technical concurrence numbered as **B.P/DTCP No. 62/2025** on 04.02.2025.

In the continuation, with reference to the 15th cited, Demand was issued to the applicant on 04.02.2025 & 07.02.2025. Applicant remitted the required fees and submitted remittance letter in this office on 06.02.2025 & 08.02.2025.

Therefore, with reference to the 2, 15 and 16 cited. Planning permission is issued for the above Proposed Construction of Residential Building under section 49 of Town and Country Planning Act 1971. The planning permission numbered as **Planning Permission No: 74/2025** and Duration of Permission from **08.02.2025 to 07.02.2033** (8 Years).

**Building details: Affordable Residential Apartment building**

**Area of Site – 2732.81 Sq.m**

| Sl.No. | Description | FSI (Sq.m) | Non-FSI (Sq.m) | No of Dwelling Units |
|---|---|---|---|---|
| 1 | Basement Floor | 49.49 | 1580.66 | Staircase, Lift & Parking |
| 2 | Stilt Floor | 80.28 | 1632.05 | Staircase, Lift & Parking |
| 3 | First Floor | 1388.67 | - | 18 dwellings |
| 4 | Second Floor | 1388.67 | - | 18 dwellings |
| 5 | Third Floor | 1388.67 | - | 18 dwellings |
| 6 | Fourth Floor | 1388.67 | - | 18 dwellings |
| 7 | Fifth Floor | 1388.67 | - | 18 dwellings |
| 8 | Terrace Floor (Head Room) | - | 42.24 | - |
| 9 | Watchmen Room | | 6.25 | - |
| | **Total Area** | **7073.12** | **3261.20** | **90 dwellings** |

FSI = 7073.12 / 2732.81 = 2.588 (Premium FSI – 0.588)

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

**Special condition:**

1. As per DTCP circular Roc. No.4367/2019/BA2, Dated: 05.02.2020, Land documents are verified and the applicant paid the OSR fees vide reference 16th cited.

2. All the Dwelling Units Carpet Area is below 90 sq.m. Hence Premium FSI charges not applicable as per TNCD&BR-2019 rule 35 explanation 2, Sub rule 24 (a).
3. As per rule 35(b) explanation-2(20)(d) of TNCDBR 2019, during construction of the basement floor it shall be the sole responsibility of the building permit holder to ensure that the building or the structure in the adjoining sites are not weakened or damaged.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
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. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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.

   If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

10. 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.

**General 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 Planning Permission would be canceled 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.

**Encl: Building Plan Map**

Member Secretary /Joint Director (FAC),
Coimbatore local Planning Authority,
Coimbatore.

To:

The Commissioner,
Coimbatore Corporation.
Coimbatore.

Copy to:

1. M/s TNCD LLP
No.126, Arts College Road,
Coimbatore-641018
Mobile Number-9344449999
Email Id- liaison@townandcitydevelopers.com

2. The Chair Person,
Tamilnadu Real Estate Regulatory Authority,
CMDA Tower – II 1st Floor, No.1A,
Gandhi Irwin Bridge Road,
Egmore,
Chennai - 600 008.



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