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DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number : SWP/BPA/213455/2024

Sir,

Subject : **Residential Building** – DTCP, Chennai - Coimbatore District, Coimbatore Local Planning Authority - Coimbatore North Taluk, Coimbatore Corporation - Kalapatti Village - S.F.Nos:251/2B & 252/2B for an extent of site area 8050.00 Sqm - Proposed Residential building for FSI area 12344.40 sqm – Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. M/s.Green Field Housing India Private Limited, Online Application Reference No. SWP/BPA/213455/2024, Received Dated: 02.05.2024, 24.05.2024, 01.07.2024, 23.07.2024 & 06.08.2024.
2. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/213455/2024, Dated: 22.05.2024.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.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. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020

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Order

1. With reference to the 1st cited letter, the applicant M/s.Green Field Housing India Private Limited has requested for the approval of residential building at Coimbatore District, Coimbatore Local Planning Authority, Coimbatore North Taluk, Coimbatore Corporation, Kalapatti Village, S.F.Nos: 251/2B & 252/2B for an extent of site area 8050.00 Sqm. Proposed Residential building for FSI area 12344.40 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 D ".

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 375 / 2024.

2. The area statement for the Proposed Residential building is as below.

Area of Site – 8050.00 sq.m

Building details: Residential Building

Block Name	FSI (Sqm)	Type of building Use
Block – 1 (A1 to A9)		
Ground floor	172.70	9 dwelling (9 x 339.50 = 3059.10 sq.m.)
First floor	167.20	
Total Area	**339.90**	
Block – 2 (B1 to B8)		
Ground floor	186.80	8 dwelling (8 x 345.40 = 2763.20 sq.m.)
First floor	158.60	
Total Area	**345.40**	
Block – 3 (Club House)		
Stilt floor	-	Parking
First floor	104.00	
Second floor	104.00	
Third floor	104.00	
Terrace floor & Swimming pool area	33.10	
Total Area	**345.10**	

Block – 4		
Basement floor & Stilt floor		Parking
First floor	1235.40	7 dwellings in Each floor (7 x 1235.40 (5 floors) = 6177.00 sq.m.
Second floor	1235.40	
Third floor	1235.40	
Fourth floor	1235.40	
Fifth floor	1235.40	
Total Area	**6177.00**	
Grand Total	**12344.40**	**Parking, 52 residential units & Club house**

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. As per 13th cited, DTCP circular Roc. No.4367/2019/BA2, Dated: 05.02.2020, Land documents should be verified and calculate the OSR Area before issue of planning permission.
2. 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.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does 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.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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 for 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.

8. 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 Conditions

1. Solar water heating system to be provided to the Proposed Residential building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019& 31.01.2020.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. Fly Ash bricks and Materials must be used for construction.
9. 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.
10. As per references Cited Government orders & Circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

Director of Town and Country Planning

To,
The Assistant Director / Joint Director (i/c),
District Town and Country planning office,
Coimbatore District.

Signature valid
Signed by: Director
Location:null
Date:2024.08.21 17:38:06



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