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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

MBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: G. PURUSHOTHAMAN B.E., M. Plan.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number - SWP/BPA/367751/2024

Sir,

Subject : **Residential Building (Affordable housing Residential units)** – DTCP, Chennai – Coimbatore District- Coimbatore Local planning authority - Coimbatore Corporation – Ramanathapuram Village – T.S.No:2/2 – Ward: 28 – Block:52 – (S.F.No.513/B1pt, 489/1pt, 2pt & 3pt) for an extent of site area is 3487.00 sq.m. – Proposed construction of Residential building – Block 1 and Block 2 buildings for FSI area 9074.95 sq.m.- Technical concurrence issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference:

1. M/s. Eastern Spinwell Limited, Online Application Reference No. SWP/BPA/367751/2024, Received Dated:07.10.2024, 25.11.2024 and 14.12.2024.
2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter Received on Dated: 20.12.2024
3. Joint Director (i/c) / Member Secretary, Coimbatore LPA, District Town and Country Planning Office, Coimbatore Inspection Report of Online Application SWP/BPA/367751/2024, Dated: 09.10.2024
4. Directorate of Town and country planning office letter Online Technical Concurrence Application No: SWP/BPA/011676/2023, Dated: 16.12.2023
5. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.

6. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019.
9. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
10. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
11. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
12. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
13. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
14. Circular from the Commissioner of Town and Country Planning, Roc No.14227 /2017 /CP , Dated:14-12-2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. Demand payment Request Letter, Dated: 20.12.2024 & 31.12.2024
17. Applicant M/s. Eastern Spinwell Limited, Coimbatore demand remittance letter dated :30.12.2024 & 20.01.2025

Fees Details

Centage Charge for Building	-	Rs. 10000. 00
Centage for Land	-	Rs. 1500. 00
Development Charge for Building	-	Rs. 234000. 00
Development Charge for Land	-	Rs. 14000. 00
Infrastructure and Amenities Charges	-	Rs. 2587800. 00
Security Deposit	-	Rs. 1293900. 00
Display Board Charges	-	Rs. 1500. 00

CC Charges	-	Rs. 125928. 00
Shelter Charges	-	Rs. 2534084. 00
OSR Charges	-	Rs. 4699117. 00
Premium FSI Charges	-	Not Applicable

ORDER

With reference to the 1st Cited letter, the applicant M/s. Eastern Spinwell Limited has requested for the Proposed Construction of Affordable Housing Residential Units in Existing Concurrence issued Residential and Commercial building at Coimbatore District / Corporation, Ramanathapuram Village, T.S.No: 2/2, Ward No:28, Block No:52, (S.F.Nos: :513/B1pt, 489/1pt, 2pt & 3pt) for an extent of site area is 3487.00 sq.m. Reference to the 4th cited letter, the boundary of the site has been marked as "A to J" and Residential (Block 2 & 3) & Commercial (Block 1 & 4) Stilt floor, 1st, 2nd, 3rd & 4th floor buildings FSI Area of 7160.37 sq.m. are already concurrence issued by the Director, (DTCP) Chennai/DTCP No:476/2023 Online application No: SWP/BPA/011676/2023, dated: 16.12.2023. Now applicant request for already approved plan change into Residential (Affordable Housing Residential Units) approval. Hence already concurrence issued is cancelled. The site has been marked 'A' to 'J' concurrence for site issued vide and The Director, Directorate of Town and Country Planning Department, Chennai Clearance for the proposal and numbered as **B.P/DTCP No. 604/2024. This Office Planning Permission No- 42/2025. And Duration** from 23.01.2025 to 22.01.2033 (8Years). Planning Permission has been issued with the following common and special conditions.

Area of the Site : 3487.00 sq.m

Proposed Residential Building Area Statement in sq.m

Sl. No.	Floor Name Details	FSI Area (sq.m)	Non FSI Area (Sq.m)	Total Built up Area (sq.m) area	Dwelling unit
	Block-1				
	Stilt floor	-	951.56	951.56	Parking
	First Floor	893.68	57.88	951.56	9 Dwellings
	Second floor	893.68	57.88	951.56	9 Dwellings
	Third floor	893.68	57.88	951.56	9 Dwellings
	Fourth floor	893.68	57.88	951.56	9 Dwellings
	Fifth floor	893.68	57.88	951.56	9 Dwellings
	Terrace floor	-	48.24	48.24	-
	Total	4468.40	1289.20	5757.60	45 Dwellings
	Block-2				
	Stilt floor	-	981.46	981.46	Parking
	First Floor	921.31	60.15	981.46	9 Dwellings
	Second floor	921.31	60.15	981.46	9 Dwellings
	Third floor	921.31	60.15	981.46	9 Dwellings
	Fourth floor	921.31	60.15	981.46	9 Dwellings
	Fifth floor	921.31	60.15	981.46	9 Dwellings
	Terrace floor	-	46.08	46.08	-
	Total	4606.55	1328.29	5934.84	45 Dwellings
	Grand Total	9074.95	2617.49	11692.44	90 Dwellings

Total FSI Area : 9074.95 sqm

Floor space Index = 9074.95 / 3487.00 = 2.60

(0.60 – Premium FSI)

Special Conditions

1. As per 14th cited, DTCP circular Roc. No.4367/2019/BA2, dated: 05.02.2020, OSR Area Equivalent Guideline Value Amount Paid by Applicant.
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. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. 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.
5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
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. 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.

9. "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.
10. According to G.O No 18 Department of Municipal Administration and WaterSupply, 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 itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
11. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11,the permission granted by the competent authority shall not meanresponsibility or clearance ofthe following aspects.
    a) Title or ownership of the site or building
    b) Easement Rights
    c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
    d) Workmanship, soundness of structure and materials used
    e) Quality of building services and amenities the construction of building
    f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).

2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or Refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal with in Two months from the date of issue of this order to Director of Town and Country Planning / Government.

3. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority

1.If the details given by the applicant is found to be false(or)
2. If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued.

4. 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 permissionof 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 MAWS 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 Planning Permission would be cancelled 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.

Member secretary / Joint Director(I/c)
Coimbatore District Town and Country planning Office,
Coimbatore

To:

The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore-641001

Copy to:

M/s Eastern Spinwell Limited,
S.F. No: 472/1a, Pothipalayam Road,
Arasur village,
Coimbatore- 641407

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.01.23 15:30:51

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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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.