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PROCEEDINGS OF THE MEMBER SECRETARY/ JOINT DIRECTOR (i/c)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE 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/0002765/ 2022

Sir,

Subject: : HRB- Residential Building–District Town and Country Planning Office- Coimbatore District, Coimbatore North Taluk – Kalapatti Village – Coimbatore Corporation in S.F.No.733/4 with a Site Area of 8777.55sq.m - FSI Area of 21818.38sq.m - Technical Concurrence issued by Director of Town and Country Planning Dept, Chennai–Planning permission issued - forwarded for further action - Regarding.

Reference:

1.	Proceedings of the director, Town and country planning office Vide online application No SWP/BPA/0002765/ 2022 Dated 27.3.2023
2.	Applicant M/s.Infinium Developers LLP, Online Application Reference No. SWP/BPA/0002765/2022, Dated: 05.11.2022.
3.	Assistant Director / Member Secretary, Coimbatore District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/002765/2022, Dated:10.11.22
4.	HRB Meeting held on 21.02.2023, Subject No.6.
5.	G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6.	G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7.	G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
8.	G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
9.	G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020
10.	G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11.	Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12.	Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
13.	Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14.	Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
15.	Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
16.	DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.12764/C1/2022, dated:23.08.2022. PP Noc.No.117/2022.

17.	Airport Authority in NOC ID No. COIM/ SOUTH/ B/ 032922663418/ Dated:13.04.2022.
18.	Member Secretary , State level Environment impact Assessment Authority ,letter No. SEIAA-TN/F.No. 9863/EC/8(a) /950/2023 Dated 22.7.2023
19.	Assistan Commissioner , Coimbatore Corporation Roc No. 4044/2023/H.1 (E) , Dated . _.05.2023
20.	Demand payment Request Letter, Dated: 30.3.2023
21.	Applicant M/s. Town and City Developers, Demand remittance letter Dated:21.4.2023
22.	Coimbatore Local palnning Authority Resolution No. 02/2023, dated .01.04.2023

Fees Details

Centage Charge for Building	Rs. 22700.00
Infrastructure and Amenities Charges	Rs. 8182125.00
CC Charges	Rs 261832.00
Security Deposit Charges	Rs. 4091063.00
Display Board Charges	Rs 10000.00
Shelter Fees	Rs.1386052
Development Charges for Land	Rs. 35112.00
Development Charges for Building	Rs. 486540.00
Centage Charge for Land	Rs.300.00

Body of the letter:

With reference to the 2nd Cited letter, the applicant M/s. M/s.Infinium Developers LLP, has requested for the approval of proposed construction of High Rise Residential Building in Coimbatore District, Coimbatore North Taluk, Kalapatti Village, Coimbatore Corporation in S.F.No.733/4 with a Site Area of 8777.55sq.m, FSI Area of 21818.38sq.m The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 21.02.2023.The subject was discussed and suggestions of High Rise Building panel were obtained. The Assistant Director / Member Secretary of Coimbatore District Town and Country Planning, Coimbatore Local Planning Authority Office has recommended the proposal with a site inspection remarks.Based on the Assistant Director / Member Secretary recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to E”. The Technical Concurrence is issued by Director, Town and country Planning Dept., Chennai under section 49of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No:110 /2023.

With reference to the letter 20th cited, Demand was issued to the applicant on 30.3.2023. Applicant remitted the required fees and submitted remittance letter in this office on 21.4.2023

2. The area statement for the Proposed High Rise Residential building is as below. Total Area of the Site - 8777.55 sq.m

Building details: Residential Building

Floor Details	FSI (Sqm)	Non- FSI (Sqm)	Total Built-up Area (Sqm)
Basement Floor	**692.44**	**--**	**692.44**
Stilt Floor	438.67	**2420.30**	**2858.97**
First Floor	2298.58	-	2298.58
Second Floor	2298.58	-	2298.58
Third Floor	2298.58	-	2298.58
Fourth Floor	2298.58	-	2298.58
Fifth Floor	2298.58	-	2298.58
Sixth Floor	2298.58	-	2298.58
Seventh Floor	2298.58	-	2298.58
Eighth Floor	2298.58	-	2298.58
Nineth Floor	2298.58	-	2298.58
Terrace Floor	-	81.11	81.11
Security room	-	6.25	6.25
Total	21818.38	**2507.66**	**24326.04**

Total FSI area - 21818.38 **Sqm**

The OSR 1 (1 to 4) 344.95sqm and OSR2 (5 to 8) 235.01sqm totally 579.96 sq.m shown in the site plan handed over to local body on Gift deed Document no 5340/2023. Dated 24.5.2023.

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 444 /2023** and Duration of Permission from **25.7.2023** to 24**.7.2031** (8Years) has been accorded with the following special condition:

1. Structural design report and drawing for the entire structure and specifically pertaining the basement and swimming pool proposed in the ground floor from Public Works Department is to be obtained before issue of planning permission.
2. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
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 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.

5. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. 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..
7. 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.
8. 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.
9. 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.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.
11. 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:
1. M/S. INFINIUM DEVELOPERS LLP
Sri Dwaraka Fourth Floor,
No:1-A, B.R. Nagar Main Road,
Singanallur Post
Coimbatore: 641044
Phone Number: 9842210570
Email Id: naveenassociates16@gmail.com

Copy To:
1.The Commissioner
Coimbatore Corporation
Coimbatore

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

Document certified by Rajaguru R.

Signed by: Joint Director
Location:Coimbatore
Date:2023.07.25 16:15:15



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