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PROCEEDINGS OF THE MEMBER SECRETARY/ JOINT DIRECTOR (i.c)

COIMBATORE LOCAL PLANNING AUTHORITY

BATORE 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/0011364/2023

Sir,

Subject: : Affordable Housing Residential Building– –District Town and Country Planning Office- Coimbatore District/LPA /Corporation, Coimbatore North Taluk – Vilankurichi Village -in (old S.F.No:340/2C & 348/1pt), New T.S.No.1/4, 1/5, 1/6 & 1/7,Block No.17, Ward No. Y (25), with a Site Area of 6070.00sq.m - FSI Area of 15420.93sqm- Technical Concurrence issued by Directorate 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/0011364/2023 Dated 16.11.2023
2.	Applicant. M/s. INFINIUM SHELTERS LLP, Online Application Reference No. SWP/BPA/0011364/2023, Dated:06.07.2023
3.	Member Secretary, Assistant Director/ Joint Director(i/c), Coimbatore Local Planning Authority, Coimbatore District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0011364/2023, Dated:06.07.2023.
4.	G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
5.	G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
6.	G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
7.	G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8.	G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
9.	G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
10.	Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11.	Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
12.	Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
13.	Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017..

14.	Director of Town and Country Planning, Chennai circular Letter Roc No. 14063/2020/Spl.cell, Dated: 13.10.2020.
15.	Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 17.11.2023.
16.	Demand payment Request Letter, Dated: 17.11.2023 and 3.6.2024
17.	Applicant M/s. INFINIUM SHELTERS LLP, Demand remittance letter Dated:14.12.2023, 3.6.2024

Fees Details

Centage Charge for Building	Rs. 13000.00
Infrastructure and Amenities Charges	Rs. 4394985.00
Security Deposit Charges	Rs. 2197493.00
CC Charges	Rs 215207.00
Display Board Charges	Rs 1500.00
Shelter Fees	Rs. 2207000.00
Premium FSI Charges	Not applicable
Development Charges for Land	Rs. 24308.00
Development Charges for Building	Rs 399900.00
Centage Charge for Land	Rs.300.00

Body of the letter:

With reference to the 2nd Cited letter, the applicant M/s.INFINIUM SHELTERS LLP has requested for the approval of proposed construction of Affordable Housing Residential Building in Coimbatore District/LPA /Corporation, Coimbatore North Taluk, Vilankurichi Village, in (old S.F.No:340/2C & 348/1pt) New T.S.No.1/4, 1/5, 1/6 & 1/7, Block No.17, Ward No. Y (25), Site Area of 6070.00sq.m with a FSI Area of 15420.93sqm. The Assistant Director/Joint Director(i/c), Member Secretary of Coimbatore Local Planning Authority, Coimbatore District Town and Country Planning, Office has recommended the proposal with a site inspection remarks.Based on the Assistant Director/Joint Director (i/c) / Member Secretary 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 by Directorate of Town and Country Planning office under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No:367 /2023.

With reference to the letter 16th cited, a Demand was issued to the applicant on 17.11.2023 and 3.6.2024. Applicant remitted the required fees and submitted a remittance letter in this office on 07.03.2024 and 26.3.2024

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

Total Area of the Site –6070.00sq.m

Building details: Residential Building

Description	**FSI Area (Sq.m)**	Non FSI area in Sq.m	Total Build up area in Sq.m	Number of Dwelling Units	Dwelling Unit Size
Basement Floor	-	4425.20	4425.20	Parking	All the dwelling unit size carpet area less than 90sqm
Ground Floor	2946.09	-	2946.09	20Units	
First Floor	2693.47	-	2693.47	22Units	
Second Floor	2572.31	-	2572.31	22Units	
Third Floor	2403.02	25.01	2428.03	22Units	
Fourth Floor	2403.02	-	2403.02	22Units	
Fifth Floor	2403.02	-	2403.02	22Units	
Teraace Floor	-	123.55	123.55	-	
Total	15420.93	4573.76	19994.69	130 Units	

Total FSI Area : 15420.93sq.m

FSI Achieved : 2.54

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 337/2024** and Duration of Permission from **03.06.2024 to 02.06.2032 (8 years**) has been accorded with the following special condition:

1. The OSR (earmarked as 1 to 4) 611.32Sqm shown in the site plan gifted to the concerned local body through Gift deed Document No 2319/2024,Dated 27.3.2024. The concern local body ensure that before issue of final approval
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. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

6. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.

7. 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.

8. 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.

9. 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.

10. As per TNCDBR -2019 rule 35(b) explanation 2(20)(d) during the construction of the basement floor , it shall be the sole responsibility of the building permit holder to ensure that the building or structure in the adjoining sites are not weakened or damaged

11. 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.

12. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.

13. 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:

The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:

Ms INFINIUM SHELTERS LLP,
DOOR No: 1733/1, 2nd Floor,,
TRICHY ROAD,,
RAMANATHAPURAM
Coimbatore 641005
Mobile Number: 9842210570
Email Id: naveenassociates16@gmail.com

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

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.06.03 17:00:01



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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