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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: R.RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number - SWP/BPA/**0181061/2024**

Sir,

Subject : Residential Building - District Town and Country planning - Local Planning Authority - Coimbatore District – Sulur Taluk – Kannampalayam Town Panchayat / village -S.F.no.150/1A2B -for an extent of Site area 38526.00 Sq.m (As per patta) – Proposal of Residential building of FSI Area 24722.59 Sq.m Technical clearance issued from Director, directorate of town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference :

1. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter No SWP/BPA/**0181061/2024** Dated: 25.07.2024
2. Applicant. M/s.Casa Grande Coimbatore LLP, Represented by S.R.Amudhasakaran (GPA) Online Application Reference No. SWP/BPA/**0181061/2024**, Dated:30.03.2024.
3. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/**0181061/2024** Dated: 05.04.2024
4. G.O.Ms (2D) No. 222, Housing and Urban Development Department(UD-4), Dated: 12.09.2023 (Land Use Conversion).
5. Tamil Nadu Government Gazette issued No.6, Dated: 07.02.2024
6. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.

8. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
9. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
10. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
11. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
12. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/PA2, Dated:16-04-2009.
13. Circular from the Director of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
14. Circular from the Director of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017
15. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
16. Circular from the Director of Town and Country Planning, Roc No.4367/2019/BA2, Dated:05-02-2020
17. Environmental Clearance (EC), SEIAA, EC Identification No.EC24C3801TN5359826N, File No.10844, Dated:19.06.2024
18. Demand payment Request Letter, Dated: 30.07.2024
19. Applicant M/s.Casa Grande Coimbatore LLP, Represented by S.R.Amudhasakaran (GPA) Coimbatore demand remittance letter dated : 17.08.2024
20. District Town and Country Planning , Coimbatore Local Planning Authority Resolution No-02/2024 Date-27.08.2024

Fees Details

Centage Charge for Building	Rs. 1,03,500.00	Dt.17.08.2024
Infrastructure and Amenities Charges	Rs. 70,46,055.00	Dt.17.08.2024
Security Deposit Charges	ICICI Bank Guarantee No. 0350NDDG00002125 Dt-01.08.2024	
CC Charges	Rs 3,51,929.00	Dt.17.08.2024
Shelter Charges	Rs. 2,31,546.00	Dt.17.08.2024
Display Board Charges	Rs 1500.00	Dt.17.08.2024
Premium Fsi Charges	Not Applicable	
Development Charges for Building	Rs. 3,92376.00	Dt.17.08.2024
Development Charges for Land	Rs. 1,15,578.00	Dt.17.08.2024
Centage Charges for land	Rs.300.00	Dt.17.08.2024

Body of the letter:

With reference to the 2st Cited letter, the applicant M/s.Casa Grande Coimbatore LLP, Represented by S.R.Amudhasakaran (GPA) has requested for the approval of Residential building at Coimbatore District Coimbatore Local Planning Authority, Coimbatore District, Sulur Taluk, Kannampalayam Town Panchayat / village, S.F.no.150/1A2B -for an extent of Site area 38526.00 Sq.m (As per patta), Proposal of Residential building of FSI Area 24722.59 Sq.m. 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 **"1 to 20 ".** 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: 342 / 2024.**

With reference to the letter 17 cited, Demand was issued to the applicant on 30.7.2024. Applicant remitted the required fees and submitted remittance letter in this office on 17.08.2024

The area statement for the Proposed Residential Building is as below.

Area of the Site – 38526sq.m (As per patta)

Area of the Site – 38525.75sq.m (As per Document)

Gifted Road Area for OSR approach: 775.78Sqm (Hand Over Document No.11226/2024)

Super Imposed Site Area: 37749.97Sqm

Sl. No.	Typical Block Name & Floor Name	FSI Area	Non FSI Area	Deduction OTS and Duct	Total Built Up Area	Dwelling unit
1.	Combined Basement	197.27	7762.18	-	7959.45	-
	OWC Area	27.00	-	-	27.00	
2	**Block – A (Residential)**					
	Ground Floor	2776.30		308.28	2776.30	23
	First Floor	2678.02		371.24	2678.02	24
	Second Floor	2726.94		322.32	2726.94	24
	Third Floor	2726.94		322.32	2726.94	24
	Fourth Floor	2726.94		322.32	2726.94	24
	Fifth Floor	2726.94		322.32	2726.94	24
	Head Room	-	102.53	-	102.53	-
	Sub Total	**16362.08**	**102.53**	**1968.80**	**16464.61**	**143**
3	**Block – B (Residential and Club House)**					
	Ground Floor (Res)	1126.88	-	115.53	1249.76	9
	Ground Floor (Club House)	122.88				
	First Floor	1281.89	-	170.01	1390.04	11
	First Floor (Club House)	108.15				
	Second Floor	1281.89		278.16	1281.89	11
	Third Floor (Res)	1281.89	-	155.20	1404.85	11
	Third Floor (Club House	122.96				
	Fourth Floor (Res)	1281.89		155.20	1404.85	11
	Fourth Floor (Club House)	122.96				
	Fifth Floor (Res)	1281.89		155.20	1404.85	11
	Fifth Floor (Club House)	122.96				
	Head Room		104.09	-	104.09	-
	Sub Total	**8136.24**	**104.09**	**1029.30**	**8240.33**	**64**
	Security		5.76		5.76	
	Total	24722.59	7974.56	2998.10	32697.15	207

Total FSI area - 24722.59 Sq.m

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 551/2024** and Duration of Permission from **28.08.2024** to **27.08.2032** (8Years) has been accorded with the following special condition:

Special Conditions

1. The OSR Area earmarked as A to J for an extent of 3785.12 Sq.m and Approach road for OSR earmarked as A1 to A7 for an extent 775.78Sq.m was handed over to the local body vide through Document No-11226/2024 Dt.03.08.2024.

2. Conditions stipulated in the Environmental Clearance cited in the reference 17 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.

3. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.

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. 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.

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

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. 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 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 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 Executive Officer,
Kannampalayam Town Panchayat,
Sulur Taluk,
Coimbatore.

Copy To:

1.M/S. Casa Grande Coimbatore LLP rep by SR Amudhasakaran,
Sri Dwaraka, 2nd floor, 1-A, B.R. Nagar Main Road, Singanallur Post,
Coimbatore-641005Coimbatore- 641011
Mobile Number: 9500070392
Email Id: sakar@casagrand.co.in

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:2024.08.28 18:06:47



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