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

COIMBATORE LOCAL PLANNING AUTHORITY

3ATORE 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/0097407/2024

Sir,

Subject: : HRB- Residential Building –District Town and Country Planning Office- Coimbatore District /LPA / Corporation / South Taluk, Sowripalayam Village in Old S.F.No.181pt, 182pt, New T.S.No.68, Block – 10, Ward-AC(29), Govindasamy Nagar Layout Road with a Site Area of 6220.00Sq.m- FSI Area of 17416.40Sq.m - 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/0097407/2024 Dated 05.03.2024
2.	Applicant M/s.Mayflower Infrastructures, Online Application Reference No. SWP/BPA/0097407/2024, Dated:06.01.2024
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/0097407/2024, Dated:12.01.2024.
4.	High Rise Building Panel Meeting held on 29.02.2024, Subject No.04.
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 Water Supply, 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.	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. 14063/2020/Spl.cell, Dated: 13.10.2020.
16.	DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.4781/C1/2024, dated: 02.04.2024 PP Noc.No.49/2024.
17.	Airport Authority NOC Roc. No. COIM/ SOUTH/ B/ 111023/825436,Dated 27.12.2023 Valid upto 26.12.2031
18.	Coimbatore Local Planning Authority Resolution No : 06/2024 dated: 29.4.2024
19.	Demand payment Request Letter, Dated 05.05.2024 11.05.2024
20.	Applicant M/s. MAYFLOWER INFRASTRUCTURES, Demand remittance letter Dated: 10/05/2024 and 21.5.2024

Fees Details

Centage Charge for Building	Rs. 12000.00
Infrastructure and Amenities Charges	Rs. 6532500.00
Security Deposit Charges	Rs. 3266250.00
CC Charges	Rs 283067.00
Display Board Charges	Rs 10000.00
Shelter Fees	Rs. 2561714.00
Premium FSI Charges	Rs.32151420.00
Development Charges for Land	Rs. 24880.00
Development Charges for Building	Rs 526000.00
Centage Charge for Land	Rs.300.00
OSR charges	Rs. 10045300.00

Body of the letter:

With reference to the 2nd Cited letter, the applicant M/s. Mayflower Infrastructures has requested for the approval of proposed construction of High Rise Residential Building in Coimbatore District /LPA / Corporation / South Taluk, Sowripalayam Village in Old S.F.No.181pt, 182pt, New T.S.No.68, Block – 10, Ward-AC(29), Govindasamy Nagar Layout Road in a Site Area of 6220.00 Sq.m with a FSI Area of 17416.40Sq.m. The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 29.02.2024.The subject was discussed and suggestions of High Rise Building panel were obtained. The Member Secretary / Assistant Director / Joint Director(i/c), 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 E ”.

The Technical Concurrence is issued By Directorate of Town and Country planning under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 185 /2024..

With reference to the letter 20th cited, a Demand was issued to the applicant on 05.05.2024 11.05.2024. Applicant remitted the required fees and submitted a remittance letter in this office on 10/05/2024 and 21.5.2024

2. The area statement for the Proposed High Rise Residential building is as below.
Total Area of the Site –6220.00sq.m

High Rise Residential Building Area details

Description	**FSI Area (Sq.m)**	Non FSI Area(Sqm)		Total Build up Area (Sqm)
		Covered parking	Incidental Structural	
Basement Floor	-	5042.47	-	5042.47
Stilt Floor	30.08	3728.10		3758.18
First Floor	2155.16	-	-	2155.16
Second Floor	2155.16	-	-	2155.16
Third Floor	1881.89	-	-	1881.89
Fourth Floor	1881.89	-	-	1881.89
Fifth Floor	1881.89	-	-	1881.89
Sixth Floor	1881.89	-	-	1881.89
Seventh Floor	1881.89	-	-	1881.89
Eighth Floor	1881.89	-	-	1881.89
Ninth Floor	1784.66	-	-	1784.66
Terrace Floor	-	-	99.98	99.98
Total	**17416.40**	**8770.57**	**99.98**	**26286.95**

Total FSI Area: 17416.40 Sqm

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 301/2024** and Duration of Permission from **23.5.2024** to **22.05.2032** (8 years) has been accorded with the following special condition:

1. Structural Design report and drawing for the entire structure from PWD shall be obtained before commencement of construction
2. Necessary Environmental Clearance is to be obtained before commencement of work.
3. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water with NOC from TNPCB obtained before commencement of construction. NOC to be submitted to concern local body
4. Conditions stipulated in the NOC cited in the reference 16 issued by DGP/Director Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

5. Conditions stipulated in the Airport Authority NOC cited in the reference 16 issued by Airport Authority of India is to be followed scrupulously.

6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

7. 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.

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

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

10. 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.

11. 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.

12. 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.

13. 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

14. 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.

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

16. 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 sections 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:
MAYFLOWER INFRASTRUCTURES
No.72, Dr.Balasundaram Road, ATT Colony,
Coimbatore
Mobile Number: 9843009974
Email Id:mario@nmsgv.com

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.05.23 16:34:36



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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