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PROCEEDINGS OF THE MEMBER SECRETARY/ JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
MBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT :THIRU.G.PURUSHOTHAMAN, B.E., M.PLAN.,
ASSISTANT DIRECTOR
SWP Building Plan Application – Planning Permission

Online Building Plan Application No - Planning permission

Application Number - **SWP/BPA/0323360/2024**

Sir,

Subject :

HRB – Residential Building - District Town and Country planning – Local Planning Authority - Coimbatore District / Corporation – Coimbatore North Taluk, Villankurichi Village - in Old S.F.No.418/2part, New T.S.Nos.5/4 & 5/5, Block No.7, Ward No.Z (26), with site area of 1809.20sqm – Proposed FSI Area of 5062.13sqm Technical Concurrence issued from Director, directorate of town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Regarding

Reference :

1. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter No SWP/BPA/**0323360/2024** Dated: 09/01/2025
2. Applicant. M/s. May Flower Enterprises Private Limited, Online Application No. SWP/BPA/**0323360/2024** Dated: 21/08/2024
3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No.**SWP/BPA/0323360/2024,** Dated: 30.08.2024.
4. HRB Meeting held on: 28.10.2024 (Agenda No. 8)
5. Technical Concurrence was issued by Director of Town and Country Planning Office, Chennai Proceedings in Online Application No.**SWP/BPA/0323360/2024,** (Technical Concurrence No: **18/2025**)
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.

7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O.No.01, Housing and Urban Development Department, Dated: 05.01.2021
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
10. G.O.No.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
11. G.O.No.54 Housing and Urban Development Department, Dated: 12.03.2020
12. G.O.No.95 Housing and Urban Development Department, Dated: 04.08.2023.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
17. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No. 19121/C1/2024, dated: 24.12.2024 PP Noc.No.237 / 2024.
18. Airport Authority of India NOC ID No. COIM/SOUTH/B/ 081324/1172525, Dated: 29.10.2024 Valid up to 28.10.2032.
19. Demand payment Request Letter, Dated:11.03.2025 & 13.03.2025
20. Applicant M/s. May Flower Enterprises Private Limited, demand remittance letter dated :12.03.2025 & 13.03.2025.
21. District Town and Country Planning , Coimbatore Local Planning Authority Resolution No- 02/2025 Date- 05.04.2025
22. The Superintending Engineer (PWD) Planning and Designs Circle Chennai Report Dt- 07.04. 2025

Fees Details

1.	Centage Charges for land	Rs. 600.00	Dt.13.03.2025
2.	Centage Charge for Building	Rs. 3000.00	Dt.13.03.2025
3.	Infrastructure and Amenities Charges	Rs. 2854410.00	Dt.13.03.2025
4.	CC Charges	Rs. 74594.00	Dt.13.03.2025
5.	Security Deposit Charges	Rs. 1427205.00	Dt.13.03.2025
6.	Display Board Charges	Rs. 10000.00	Dt.13.03.2025
7.	Shelter Charges	Rs. 409405.00	Dt.13.03.2025
8.	Premium FSI Charges	Rs. 10383307.00	Dt. 13.03.2025
9.	Development Charges for Land	Rs. 7320.00	Dt.13.03.2025
10.	Development Charges for Building	Rs. 138600.00	Dt.13.03.2025
11.	OSR fee	Rs. 3221007.00	Dt.12.03.2025

Body of the letter:

With reference to the 1st Cited letter, the applicant M/s. Mayflower Enterprises Private Limited has requested for the approval of proposed construction of High Rise Residential Building in Coimbatore District / LPA / Corporation, Coimbatore North Taluk, Villankurichi Village, in Old S.F.No.418/2part, New T.S.Nos.5/4, 5/5, Block No.7, ward No.Z (26), with site area of 1809.20sqm and Proposed FSI Area of 5062.13sqm.

The above High Rise Residential Building proposal was placed in High Rise Building Panel meeting held on 28.10.2024 (Agenda No. 8).The subject was discussed and suggestions of High Rise Building panel were obtained.

Assistant Director/ Joint Director (FAC), Member Secretary, Coimbatore Local Planning Authority, District Town and Country Planning Office, Coimbatore has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Joint Director(FAC), 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 under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 18/2025.**

With reference to the letter 19TH cited, Demand was issued to the applicant on 11.03.2025 & 13.03.2025. Applicant remitted the required fees and submitted remittance letter in this office on 12.03.2025 & 13.03.2025.

The area statement for the Proposed Additional and Revised

Area of Site – 1809.20 sqm (As per patta)

Area of Site - 1823.29 sqm (As per Super Imposed Site Area)

High Rise Residential Building Area Details

Description	FSI Area (Sq.m)	Non FSI Area Sq.m)	Total Built up Area (Sq.m)	Number of Dwelling Units
Basement Floor	-	1214.33	1214.33	Parking
Stilt Floor	45.98	594.22	640.20	Parking
First Floor	557.35	-	557.35	2 Units
Second Floor	557.35	-	557.35	3 Units
Third Floor	557.35	-	557.35	3 Units
Fourth Floor	557.35	-	557.35	3 Units
Fifth Floor	557.35	-	557.35	3 Units
Sixth Floor	557.35	-	557.35	3 Units
Seventh Floor	557.35	-	557.35	3 Units
Eighth Floor	557.35	-	557.35	3 Units
Ninth Floor	557.35	-	557.35	3 Units
Terrace Floor	-	51.99	51.99	
Total	**5062.13**	**1860.54**	**6922.67**	**26 Units**

Total FSI Area : 5062.13-sqm

Normally Permissible FSI : 2.0

Premium FSI 40% allowed. Hence Maximum Permissible FSI = 2.80

Total FSI Achieved : 5062.13sqm / 1809.20sqm = 2.798

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 37/2025** and Duration of Permission from **23.04.2025** to **22.04.2033** (8Years) has been accorded with the following special condition:

Special Conditions:

1. As per reference 12th cited Government order and 16th cited circular, Open space reservation charges as per guide line value paid by the applicant on 12.03.2025.
2. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
3. Applicant has paid premium FSI charges on 13.03.2025.
4. As per approved Vilankurichi DD Plan No.9, portion of scheme road earmarked as (1 to 4) 31.72sqm gifted to Coimbatore Corporation vide gift deed document no. 2233/2025 Dated 17/03/2025.
5. Structural Design report and drawing for the entire structure is obtained from PWD on 07.04.2025.
6. Conditions stipulated in the Noc cited in the reference 17 issued by DGP/Director,Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
7. Conditions stipulated in the Noc cited in the reference 18 issued by Airport Authority of India is to be followed scrupulously.
8. The existing building demarcated in the site plan is completely demolished and the applicant gave the demolition site photos with an affidavit.
9. 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.

   Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the empanelled agency is to be submitted before local body approval from coimbatore corporation.
10. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
11. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
12. 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.

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

14. 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.

15. 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.

16. 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 Concurrence 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.

17. 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.

18. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 2019 Rule 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 planning permission would be canceled 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.

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 (FAC)
Coimbatore Local Planning Authority
Coimbatore

To:
The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:
M/s. Mayflower Enterprises Private Limited
No.72, Dr. Balasundaram Road,
ATT Colony,
Coimbatore – 641018.
Mobile Number : - 9843009974



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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