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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

**PROCEEDINGS OF THE COMMISSIONER OF COIMBATORE CITY MUNICIPAL CORPORATION**
**COIMBATORE - 641001**

**PRESENT : Mr. M SIVAGURU PRABAKARAN, I.A.S.**

**Online Application No. : 162/CP/24-25/0067146** **Date : Generated Date :16-Jul-2025 11:02:52**

**B.A No : 162/BPA/2024/02525**

**B.L No : 162/BL/2024/03/016/02915**

## BUILDING PERMIT

**Sub : Building Permit – COIMBATORE CITY MUNICIPAL CORPORATION - Construction of New Building at Plotno : NA 12/39, THADAGAM ROAD, WARD-016, WEST ZONE – approval of Building Plan Permit issue regarding**

**Ref : 1. Application of Mr. C.A.KURIEN, Dated : 14/Jun/2024**
**2. Technical Approval Date : 30/09/2024**

**ORDER :**

**Building Permit is granted to Mr. C.A.KURIEN to construct New Constructed Building NA 12/39, THADAGAM ROAD, WARD-016, WEST ZONE as per approved plan for Five years from 30/09/2024 to 29/09/2029 subject to the condition as detailed below.**

**Number of Dwelling : 0** **Height of the Building : 16.000 (Mtr)**

| S.No | Build Floor Name | UsageName | Build up Sqft |
|---|---|---|---|
| 1 | Lift and Headroom | RESIDENTIAL | 144.990 |
| 2 | Stilt Floor | RESIDENTIAL | 7548.030 |
| 3 | First Floor | RESIDENTIAL | 6308.990 |
| 4 | Second Floor | RESIDENTIAL | 6308.990 |
| 5 | Third Floor | RESIDENTIAL | 6308.990 |
| 6 | Fourth Floor | RESIDENTIAL | 6308.990 |
| | | **Total Sqft** | **32928.980** |

| S.No | Fees Description | Amount. |
|---|---|---|
| 1 | Flag Day Collection Fund | 10000.00 |
| 2 | Under Ground Drainage Deposit | 112500.00 |
| 3 | Building Licence | 1829452.00 |
| | **Total Amount** | **1951952.00** |

| S.No | Receipt No | Receipt Date | Amount | Payment Mode |
|---|---|---|---|---|
| 1 | 162/CP/24-25/0149706 | 30/Sep/2024 | 1951952.00 | Online |

| S.No | Fees Description | DD/Challan No | DD/Challan Date | Amount |
|---|---|---|---|---|

## Schedule – I
## Duties and Responsibilities of Owner / Developer / Power of Attorney Holder

| S.No. | Condition Name - |
|---|---|
| 1 | **A Black Board, measuring 2' X 1' and engraving the details of Name of the building owner building License No date of license, extension of period, name of the Contractor, who is executor of the work, in white color, should be displayed in the front of the building so as to enable to find it out easily** |
| 2 | **The approved / revised plan should be made available at the premises, for inspection of the Authorities concerned on demand and enclose all forms mentioned in TNCDBR – submit whenever applicable.** |
| 3 | **Should apply, in the prescribed form the assessment of property tax, for the constructed building as per section 129 of City Municipal Corporation Act 1981, along with a copy of the approved plan, within 15 Days, from the date of completion of building or date of occupation whichever is earlier.** |
| 4 | **The Construction should be only in accordance with the approved plan. No electricity and Water Supply Connection is permissible, for the deviated/unauthorized construction of buildings.** |
| 5 | **If any deviation of approved plan is required, a revised plan should be submitted for approval and construction should commence only after a fresh license is obtained prosecution will be launched against the defaulters, under section 447 of Corporation Act or unauthorized construction will be demolished by the office under section 296 of Corporation Act.** |
| 6 | **The Electricity Service connection if any should be removed, before the commencement of the Construction, in the case of reconstruction of existing building.** |
| 7 | **The new building should not be occupied, unless order is obtained from the Corporation under Section 26, 33 of the Public Health Act.** |
| 8 | **No debris should be dumped on the public streets.** |
| 9 | **Tree planting should be done in the vacant place of the site.** |
| 10 | **Rain Water Harvesting should be provided on completion of the Building** |
| 11 | **Solar Water Heater should be erected on completion of the Building.** |
| 12 | **Mosquito breeding should be controlled in their respective premises, if not a fine of Rs.1000/ will be imposed by the Corporation.** |
| 13 | **Segregation of garbage for disposal should be done by the occupancies, if not a fine of Rs.100/ will be imposed by the Corporation.** |

## Schedule – II
## Duties and responsibilities of Registered Engineer (RE)

| S.No. | Condition Name - |
|---|---|
| 1 | **xiv. All Rules mentioned in TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES, 2019 should be strictly followed.** |
| 2 | **He shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plants but also is in conformity with the stipulations of the NBC for safe and sound construction and smooth functioning of the services provided in the building and for making adequate provisions for services and equipments and protection from fire hazards as per NBC** |
| 3 | **He shall be responsible to see that the structure serviceable for its intended uses.** |
| 4 | **To inspect the building construction work periodically and maintain such records as cube strength, steel test certificate, etc. as envisaged in NBC. He is responsible for quality of material and execution.** |
| 5 | **He shall on behalf of the owner obtain and submit the progress certificates, completion report and other details required for occupancy certificate and any other report as required under the rule and obtain the same and keep it ready in the site for inspection by competent authorities.** |
| 6 | **He is solely responsible for obtaining the certificates required under this rule from the registered professionals. (Form 2, Form 3, Form 4, Form 5 & From 6) and it is mandatory to submit all the forms during development stage at construction. (TNCDBR- page no : 132)** |
| 7 | **In the event of any deviations he is the solely responsible to bring it to the notice of the competent authority.** |
| 8 | **In the event of any deviations he is the solely responsible to bring it to the notice of the competent authority.** |
| 9 | **If the services of the registered engineer on record are terminated, he shall immediately inform the competent authority about his termination and the stage of work at which his services have been terminated. The registered engineer appointed as replacement of the preceding engineer shall inform about his appointment on the job and inform the competent authority of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.** |
| 10 | **If there are deviations to approved plan or unauthorized additional construction, the same has to be intimated immediately.** |
| 11 | **The registered engineer appointed shall inform the competent authority immediately on termination of the services of the registered structural engineer on record, registered construction engineer on record, or any change of owner or registered developer.** |
| 12 | **He shall instruct the concerned person or agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection and that the employment of workers are made satisfying the statutory Acts.** |

## Schedule – III
## Registered Construction Engineer (RCE)

All construction works (except the small developments defined in the clause (1) (a) rule 35) shall be carried out under the supervision of a CER.

| S.No. | Condition Name - |
|---|---|
| 1 | **To adhere strictly to the structural drawings, specifications and written instructions of the Registered Structural Engineer on Record and Registered Architect on Record or Registered Engineer on Record** |
| 2 | **To ensure that the structural components are executed without any deviation of the submitted structural drawing and to submit form 7 with Building Completion certificate. (page no:137)** |
| 3 | **To follow the provisions of NBC. or I.S. specifications as regards materials, components, quality control and the process of construction.** |
| 4 | **He shall be responsible to see that the structure serviceable for its intended uses.** |
| 5 | **He is responsible for quality of material and execution.** |
| 6 | **To provide for safety of workers and others during excavation, construction and erection.** |
| 7 | **To bring to the notice of the registered Structural Engineer on record and Registered Architect on record or Registered Engineer on record and situation of circumstances which in his opinion are liable to endanger the safety of the structure. The Registered Architect or Registered Engineer will in turn intimate to the competent authority** |
| 8 | **To deposit with the Registered Architect or Registered Engineer for submission to the competent authority one set of working drawings of the works executed along with the progress certificates before proceeding with the next stage of the work.** |
| 9 | **He/she shall be in overall charge of the site and responsible for overall supervision of the work.** |
| 10 | **He/she shall ensure that the work under his charge is carried out in conformity with the approved drawings and as per the details and specifications supplied by the registered Architect on record or Registered Engineer on record.** |
| 11 | **He/she shall take adequate measures to ensure that no damage is caused to the work under construction and adjoining properties.** |
| 12 | **He/she shall also ensure that no undue inconvenience is caused in the course of his/her work to the people in the neighbourhood.** |
| 13 | **He shall also ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of his/her work. If there are deviations to approved plan/unauthorized additional construction, the same has to be intimated to Registered Architect or Registered Engineer who will in turn will inform the same to the competent authority** |

**To,**

1. **Mr.. C.A.KURIEN,**

**Address : 12/39, , Coimbatore**

**Mobile No : 9244421332**

2. **Registered Engineer (RE)**
3. **Registered Construction Engineer (RCE)**

**FOR COMMISSIONER**
**COIMBATORE CITY MUNICIPAL CORPORATION**

Copy :

1. **Commissioner CCMC (To File)**
2. **Town Planning Section, CCMC.**
3. **Assistant Executive Engineering - Planning, (NORTH) Zone.**
4. **Assistant Revenue officer.**

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.