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

Proceedings No: SWP/BPA/390905/2024 **Date: 20.02.2025**

Subject : **Residential Apartment Building** - District Town and Country planning office, Coimbatore - Local Planning Authority - Coimbatore District and Coimbatore Corporation - Perur Taluk - Kumarapalayam Village - Ward: C(3) - Block No: 27 - T.S.No.1991 (Old T.S.No.541/1Q/1S) - Site area: 1726.50 (superimposed site area:1657.56 sqm) - Proposed Residential Apartment Building for an FSI Area:4200.33 sqm - Technical concurrence issued from the Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg.

Reference:

1. Thiru. Sambhav Mehta (Owner), M/s Vakaman Developers India Private limited (Power of Attorney), Online Application Reference No. SWP/BPA/390905/2024, Received Dated:11.11.2024.
2. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application No.SWP/BPA/390905/2024, Dated: 25.01.2025
3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.18, Department of Municipal Administration and Water Supply,Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
8. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
9. G.O.(MS) No.01, Housing and Urban Development UD4(1) Department, Dated: 02.01.2023.
10. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
11. Circular from the Director of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.
12. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.

13. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
14. Demand payment Request Letter, Dated:27.01.2025
15. Applicant. Thiru. Sambhav Mehta (Owner), M/s Vakaman Developers India Private limited (Power of Attorney), Demand remittance letter Dated.17.02.2025

Fees paid Details for Additional Proposed Industrial Building

1.	Scrutiny Fee	- Rs. 13,634.00	Dt: 11.11.2024
2.	Centage Charge for Building	- Rs. 3,000.00	Dt: 17.02.2025
3.	Infrastructure and Amenities Charges	- Rs. 11,99,850.00	Dt: 17.02.2025
4.	CC Charges	- Rs. 60,542.00	Dt: 17.02.2025
5.	Security Deposit	- Rs. 5,99,925.00	Dt: 17.02.2025
6.	Display Board Charges	- Rs. 1,500.00	Dt: 17.02.2025
7.	Development Charges for Building	- Rs. 1,12,500.00	Dt: 17.02.2025
8.	Development Charges for Land	- Rs. 6,940.00	Dt: 17.02.2025
9.	Centage Charge for Land	- Rs. 600.00	Dt: 17.02.2025
10.	Shelter Fees	- Rs.2,86,565.00	Dt: 17.02.2025
11.	Premium FSI	- Rs.80,52,220.00	Dt: 17.02.2025

ORDER

With reference to the 1st cited letter, the applicant Thiru. Sambhav Mehta (Owner), M/s Vakaman Developers India Private limited (Power of Attorney), has requested for the approval of Residential Apartment building at Coimbatore District, Coimbatore Local Planning Authority, Perur Taluk, Coimbatore Corporation, Kumarapalayam Village, Ward: C(3), Block:27, T.S.No: 1991 (Old T.S.No:541/1Q/1S) for an extent of site area: 1726.50 sq.m (superimposed site area:1657.56 sqm). Proposed Residential Apartment building for FSI area 4200.33 sq.m.

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: 39/2025**.

With reference to the letter 14 cited, Demand was issued to the applicant 27.01.2025. Applicant remitted the required fees and submitted remittance letter to the office on 17.02.2025 through online.

Hence, the planning permission is issued with below conditions for the above proposal and numbered as **Planning Permission No: 97/2025.** The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following.

Area of the Site **- 1726.50 sqm** (superimposed site area:1657.56 sqm)

Proposed Residential Apartment Building

Floors	FSI Area (sqm)	Non FSI Area (sqm)	Total Area (sq.m)	
Stilt Floor	22.58	883.07	908.65	-
First Floor	834.95	73.70	908.65	6 Dwellings
Second Floor	834.95	73.70	908.65	6 Dwellings
Third Floor	834.95	73.70	908.65	6 Dwellings
Fourth Floor	834.95	73.70	908.65	6 Dwellings
Fifth Floor	834.95	73.70	908.65	6 Dwellings
Terrace Floor	--	162.73	162.73	-
Total	**4200.33**	**1414.30**	**5614.63**	**30 Dwellings**

Special Conditions

1. As per the G.O. 18 Municipal Administration and water supply Management dated .04.02.2019 Rule 41 **Reservation of land for community recreational purposes in developments**. Based on the letter Roc.No. 4367/2019-BA2 dated – 05.02.2020 of Director, Town and Country Planning Department, the OSR was Nil.
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. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
5. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and does 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.
6. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8. 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.

9. 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.
10. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
11. As per Tamil Nadu Combined Development and Building Rules 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. The RegisteredArchitect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

    d) Workmanship, soundness of structure and materials used

    e) Quality of building services and amenities the construction of building

    f) Other requirements or licenses or clearance required for the site orpremises or activity under various other laws.

12. 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.

General Conditions

1. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or Refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority

    a. 1.If the details given by the applicant is found to be false(or)

b. 2. If the applicant fails to follow the rules and Norms, the Member Secretary

c. Concern can cancel or revise the planning permission issued.

4. 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.
5. Parking area to be utilized only for parking purpose mentioned as per approved Drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. 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.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials to be used Mandatory.
12. 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.
13. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
15. 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.
16. 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.
17. Government Registered Electrical Contractor must be employed for wiring works during construction.

Encl: Building Plan Map with E-sign

(e-signed)
Member Secretary /Joint Director (i/c)
Coimbatore local Planning Authority
Coimbatore District

To

The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to

1. Thiru. Sambhav Mehta (Owner),
   M/s Vakaman Developers India Private limited (POA),
   Door No.98/1, Vysial Street,
   Coimbatore - 641 001.
   Ph: 94430 66367
   Mail id: vakamandevelopers@gmail.com

2. The Chair Person,
   Tamil Nādu Real Estate Regulatory Authority,
   CMDA Tower - II, 1st Floor,
   No.1A, Gandhi Irwin Bridge Road, Egmore,
   Chennai - 600 008.

GOVERNMENT OF TAMIL NADU
TRUTH ALONE TRIUMPHS

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.02.20 18:14:04

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

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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.