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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

ıMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

COIMBATORE LOCAL PLANNING AUTHORITY

PRESENT: R. RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

Online Building Planning permission

Application Number - SWP/BPA/014443/2023

Sir,

Subject: **Residential Building**- District Town and Country planning - Coimbatore Local Planning Authority - Coimbatore Corporation –North Taluk & Zone- Saravanampatti Village- S.F.No –270/5A2 for an extent of 1243.00 Sq.m– Proposal of Residential Apartment Building (Basement+ Stilt + Fifth floor) of FSI Area 2948.15 Sq.m - Planning Permission Issued- forwarded for further action - Reg.

Reference :

1. Thiru. M/s.Covai New Gangai Realty Pvt Ltd. (owner), M/s. Quanttum Infra Developer Pvt Ltd (Power Agent), Coimbatore, Online Application No: SWP/BPA/014443/2023 Dated: 31.08.2023
2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
5. G.O.18, Department of Municipal Administration andWaterSupply,Dated:04.02.2019.
6. G.O.16, Department of Municipal Administration and WaterSupply,Dated:31.01.2020
7. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
8. Circular from the Commissioner of Town and Country Planning,

Roc No.7486/2009/PA2, Dated: 16-04-2009.

9. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated: 27-06-2012.
10. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
11. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
12. Demand payment Request Letter, Dated: 26.10.2023 &17.04.2024
13. Applicant M/s.Covai New Gangai Realty Pvt Ltd. (owner), M/s. Quanttum Infra Developer Pvt Ltd (Power Agent), Coimbatore OSR & Demand Remittance letter dated 15.04.2024 & 22.04.2024

Fees Details

Centage Charge for Building	-	Rs. 3000.00
Centage for Land	-	Rs. 300.00
Development Charge for Building	-	Rs.89680.00
Development Charge for Land	-	Rs. 4972.00
Infrastructure and Amenities Charges	-	Rs.840465.00
Security Deposit	-	Rs.420233.00
Display Board Charges	-	Rs. 1500.00
CC Charges	-	Rs.48262.00
Shelter Charges	-	Not Applicable
Premium FSI Charges	-	Rs. 2487523.00
OSR Charges	-	Rs. 13,38,304.00

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Residential Apartment Building in Coimbatore Corporation, North Taluk & Zone - Saravanampatti Village - S.F.No – 270/5A2 for an extent of 1243.00 Sq.m .The site has been marked as "A to G" **Site Approval LP/CLPA No - 209 /2024**. Proposed Residential Apartment Building FSI Area 2948.15 Sq.m with **Building Planning Permission No-242/2024'அ'முதல்'ஆ'வரை/2024. And Duration** from 25.04.2024 to 24.04.2032 (8Years). Planning Permission has been issued with the following common and special conditions.

Area of the Site - 1243.00 Sq.m

Building Area Details:

Floor Details	FSI (Sqm)	Non FSI Area (Sqm)	Total Built-up Area(sq.m)
Basement Floor	-	313.19	313.19
Stilt Floor	-	684.75	684.75
First Floor	589.63	95.12	684.75
Second Floor	589.63	95.12	684.75
Third Floor	589.63	95.12	684.75
Fourth Floor	589.63	95.12	684.75
Fifth Floor	589.63	95.12	684.75
Terrace	-	61.34	61.34
Total	2948.15	1534.88	4483.03

Total FSI Area –2948.15 sq.m
FSI – 2.37

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 equivalent Value amount paid by Applicant.**

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. 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.

4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Undersection 25 of the Water Act 1974 for discharge of sewage.
6. 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.
7. 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.
8. "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.
9. According to G.O No 18 Department of Municipal Administration and WaterSupply, 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 itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.
10. 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 Registered Architect 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 or premises or activity under various other laws.

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 with in 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 Kuruchi New Town development Authority 1.Ifthe details given by the applicant is found to be false(or)
   2. If the applicant fails to follow the rules and Norms, the Member Secretary 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 TamilNadu 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.

Member secretary / Joint Director(I/c)
Coimbatore District Town and Country planning Offic
Coimbatore

To:
The Commissioner,
Coimbatore City Municipal Corporation,
Coimbatore – 641 001

Copy to:
M/s.Covai New Gangai Realty Pvt Ltd. (owner),
M/s. Quanttum Infra Developer Pvt Ltd (Power Agent),
5/153-9, Dheivanai Illam,
East Arasur, Annur Road,
COIMBATORE-641407



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Zoning & Land Use Analysis

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Vastu & Property Management Tools

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