Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



)CEEDINGS OF THE MEMBER SECRETARY/ JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
)IMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT :THIRU.G.PURUSHOTHAMAN, B.E., M.PLAN.,
ASSISTANT DIRECTOR
SWP Building Plan Application – Planning Permission
Application No - SWP/BPA/328085/2024

Sir,

Subject :

Residential Building (Affordable Residential Apartment)- Office of the District Town and Country Planning – Coimbatore LPA - Coimbatore Corporation – Kalapatti Village – S.F.No : 276/2B for an extent of Site Area is 4046 Sq.m – Proposed Construction of Residential Building for FSI area 11257.02 Sq.m – Technical concurrence issued by the Director of Town and Country Planning - Planning Permission issued - forwarded for further action - Reg.

Reference :

1. Applicant: M/s TNCD LLP, Online Application No. SWP/BPA/328085/2024, Dated:14.08.2024
2. The Director, Directorate of Town and Country Planning Technical Concurrence issued for SWP Building Application No. : SWP/BPA/328085/2024 Dated: 07.12.2024.
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 Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.
11. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 21075/2009/PA1, Dated: 27.06.2012.
12. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 12201/2017/PA1, Dated: 22.09.2017.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.

14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.
15. Demand payment Request Letter, Dated: 16.12.2024 & 17.12.2024
16. The Applicants. M/s TNCD LLP, Demand remittance letter Dated : 16.12.2024 & 19.12.2024

Fees Paid Details:

1.	Centage Charge for Building	- Rs	75,800.00/-
2.	Display Board Charges	- Rs.	1,500.00 /-
3.	Development Charges for Building	- Rs.	3,39,500.00/-
4.	Development Charges for Land	- Rs.	16,184.00/-
5.	Centage Charge for Land	- Rs.	300.00 /-
6.	Shelter charges	- Rs.	1.00 /-
7.	CC charges	- Rs.	1,82,702.00/-
8.	Security Deposit charges	- Rs.	16,04,265.00/-
9.	Infrastructure and Amenities Charge	- Rs.	32,08,530.00/-
10.	OSR Payment	- Rs.	8,96,504.00/-

Order

The Proposal received in the reference 1st cited letter, the applicant M/s TNCD LLP has requested for the Approval of Proposal Construction of Affordable Residential Apartment Building at Coimbatore District / Corporation, Kalapatti Village, S.F.No : 276/2B for an extent of Site Area is 4046 Sq.m.

With reference to the 2nd cited, Technical Clearance was issued by the Director of Town and Country Planning for the Proposal Construction of Affordable Residential Apartment Building along as per Building conditions mentioned below and the Technical concurrence numbered as **B.P/DTCP No. 591/2024** on 07.12.2024.

In the continuation, With reference to the 16th cited, Demand was issued to the applicant on 16.12.2024 & 17.12.2024. Applicant remitted the required fees and submitted remittance letter in this office on 16.12.2024 & 19.12.2024.

Therefore, with reference to the 2, 15th and 16th cited, Planning permission is issued for the above Proposed Construction of Affordable Residential Apartment Building under section 49 of Town and Country Planning Act 1971. The planning permission numbered as **Planning Permission No: 808/2024** and Duration of Permission from **19.12.2024 to 18.12.2032** (8 Years).

Building details: Affordable Residential Apartment building

Area of Site – 4046 Sq.m

Sl.No.	Description	FSI Area in (Sq.m)	Non-FSI Area in (Sq.m)	No of Dwelling Units
1	Basement Floor	-	2930.32	Parking
2	Stilt Floor	214.40	2645.47	Parking
3	First Floor	2208.01	-	30 dwellings
4	Second Floor	2208.01	-	30 dwellings
5	Third Floor	2208.01	-	30 dwellings
6	Fourth Floor	2208.01	-	30 dwellings
7	Fifth Floor	2208.01	-	30 dwellings
8	Terrace Floor (Head Room)	-	135.42	-
9	Watchmen Room	2.57	6.25	-
	Total Area	**11257.02**	**5717.46**	**150 dwellings**

The Planning permission issued with the following Special and General Conditions:-

Special condition:

1. As per 13th cited, DTCP circular Roc. No.4367/2019/BA2, Dated: 05.02.2020, Land documents should be verified. As per guide line value OSR Amount paid by the applicant on 16.12.2024.

2. All the Dwelling Units Carpet Area is below 90 sq.m. Hence Premium FSI charges not applicable as per TNCD&BR-2019 rule 35 explanation 2, Sub rule 24 (a).

3. As per rule 35(b) explanation-2(20)(d) of TNCDBR 2019, during construction of the basement floor it shall be the sole responsibility of the building permit holder to ensure that the building or the structure in the adjoining sites are not weakened or damaged.

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

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

6. 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.

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

8. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified fr the applicant's entitlement to develop in the site.

If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on 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.

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 are 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 Trap in the septic tank design to be provided.

12. Fire rescue equipment should be provided as per Rules.

12. Fly Ash bricks and Materials to be used Mandatory.

13. 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 professionals details at the place of construction.

14. In case the documents submitted for approval found fake the Planning Permission would be cancelled 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.

Encl: Building Plan Map

Member Secretary /Joint Director (FAC),
Coimbatore local Planning Authority,
Coimbatore.

To:

The Commissioner,
Coimbatore Corporation.
Coimbatore.

Copy to:

M/s TNCD LLP
No.126, Arts College Road,
Coimbatore-641018
Mobile Number-9344449999
Email Id- liaison@townandcitydevelopers.com



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate