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உள்ளூர் திட்டக் குழுமம், கோயம்புத்தூர் மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண் : 162/CP/24-25/0071224 நாள்:05-Jul-2024

பி.ஏ எண் : 162/BPA/2024/02609

கட்டிட அனுமதி எண் : 162/BL/2024/03/039/01947

திட்ட அனுமதி எண் : 0319/2024/MH1/W

மனுதாரர் பெயர் : M/s 1111

முகவரி : SFNO 730/1A, 730/1B, தொண்டாமுத்தூர் ரோடு , வார்டு-039, மேற்கு மண்டலம்

மனுவின் நாள் : 21-Jun-2024

நில / கட்டிட விளக்கம் : கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள

தொகுதி : **பகுதி** :

கதவு/மனை எண் : 0 **நகரளவுஎண்** : SF.NO.730/1A, 730/1B1,AND 731/3A

தெரு : தொண்டாமுத்தூர் ரோடு

அபிவிருத்திக் கட்டணம் : செலான் நெ: 162/CP/24-25/0081302 நாள் : 05-Jul-2024
கட்டணம்:

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் SF.NO.730/1A, 730/1B1,AND 731/3A, தொண்டாமுத்தூர் ரோடு , வார்டு-039, மேற்கு மண்டலம் தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 05-Jul-2024 முதல் 04-Jul-2029 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:
(1) அரசாணை எண் 154, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்:13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

பெறுபவர்,

1111
SFNO 730/1A, 730/1B, தொண்டாமுத்தூர் ரோடு ,
வார்டு-039, மேற்கு மண்டலம்

ஆணையாளர்
கோயம்புத்தூர் மாநகராட்சி
மேற்கு மண்டலம்

THE SEAL OF THE COIMBATORE CITY MUNICIPAL CORPORATION ★ COIMBATORE ★

This Order is electronically generated and does not require signature

SREE DAKSHA INFRASTRUCTURE

Partner

PROCEEDINGSOFTHE COMMISSIONER OF COIMBATORE CITY MUNICIPAL CORPORATION
COIMBATORE- 641001

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

Online Application No. : 162/CP/24-25/0071224 Date : Generated Date :05-Jul-2024 11:19:13

B.A No : 162/BPA/2024/02609

B.L No : 162/BL/2024/03/039/01947

BUILDING PERMIT

Sub : Building Permit – COIMBATORECITYMUNICIPALCORPORATION-Construction of New Building at Plotno : 0 VADAVALLI. SFNO 730/1A, 730/1B, THONDAMUTHURROAD,WARD-039, WESTZONE – approval of Building Plan Permit issue regarding

Ref : 1. Application of M/s SREEDAKSHAINFRASTRUCTURE, Dated : 21/Jun/2024
2. Technical Approval Date : 05/07/2024

ORDER :

Building Permit is granted to M/s SREEDAKSHAINFRASTRUCTUREtoconstructNew Constructed Building 0 VADAVALLI. SFNO 730/1A, 730/1B, THONDAMUTHURROAD,WARD-039, WESTZONE as per approved plan for Five years from 05/07/2024 to 04/07/2029 subject to the condition as detailed below.

Number of Dwelling : 0 Height of the Building : 18.000 (Mtr)

S.No	Build Floor Name	UsageName	Build up Sqft
1	Stilt Floor	RESIDENTIAL	3921.330
2	First Floor	RESIDENTIAL	41518.250
3	Second Floor	RESIDENTIAL	41518.250
4	Third Floor	RESIDENTIAL	41518.250
5	Fourth Floor	RESIDENTIAL	41518.250
6	Fivth Floor	RESIDENTIAL	34711.210
		Total Sqft	204705.540

S.No	FeesDescription	Amount.
1	Flag Day Collection Fund	10000.00
2	Scrutiny fee	38500.00
3	Building Debries Removal	467100.00
4	Under Ground Drainage Deposit	842500.00
5	Building Licence	2644100.00
6	Manual Workers Welfare Fund of TNCWW Board Charge	3866000.00
	Total Amount	**7868200.00**

S.No	Receipt No	Receipt Date	Amount	Payment Mode
1	162/CP/24-25/0081302	05/Jul/2024	7868200.00	Online

S.No	FeesDescription	DD/Challan No	DD/Challan Date	Amount

SREE DAKSHA INFRASTRUCTURE

Partner

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 f nd 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 of ce 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 f ne of Rs.1000/ will be imposed by the Corporation.
13	Segregation of garbage for disposal should be done by the occupancies, if not a f ne of Rs.100/ will be imposed by the Corporation.

SREE DAKSHA INFRASTRUCTURE

Partner

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 f re 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 certif cate, 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 certif cates, completion report and other details required for occupancy certif cate 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 certif cates 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.

SREE DAKSHA INFRASTRUCTURE

Partner

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, specif cations 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 certif cate. (page no:137)
3	To follow the provisions of NBC.or I.S. specif cations 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 certif cates 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 specif cations 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 traf c & 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

SREE DAKSHA INFRASTRUCTURE

Partner

To,

1. M/s. SREEDAKSHA INFRASTRUCTURE,

Address : SFNO 730/1A, 730/1B,THONDAMUTHUR ROAD,WARD-039, WESTZONE

Mobile No : 9025050222

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 of cer.

SREE DAKSHA INFRASTRUCTURE

Partner

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number : SWP/BPA/227758/2024

Sir,

Subject : **Residential Building** – DTCP, Chennai - Coimbatore District, Coimbatore Local Planning Authority, Perur Taluk, Coimbatore Corporation, Vadavalli Village, S.F.No:730/1A,730/1B1 and 731/3A for an extent of Site area 9654.00 Sqm - Proposal of Residential building for FSI area 19017.61 sqm – Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. M/s.Sree Daksha Infrastructure, Online Application Reference No.SWP/BPA/227758/2024, Received Dated: 16.05.2024, 23.05.2024.
2. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/227758/2024, Dated: 20.05.2024.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.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. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

------x------

SREE DAKSHA INFRASTRUCTURE

Partner

Order

1. With reference to the 1st Cited letter, the applicant M/s.Sree Daksha Infrastructure has requested for the approval of residential building at Coimbatore District, Coimbatore Local Planning Authority, Perur Taluk, Coimbatore Corporation, Vadavalli Village, S.F.No:730/1A,730/1B1 and 730/3A for an extent of Site area 9654.00 Sqm - Proposal of Residential building for FSI area 19017.61 sqm. The Assistant Director / Member Secretary / Joint Director (i/c) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Member Secretary / Joint Director (i/c) recommendation, the applicant request has been accepted and the boundary of the site has been marked as "A to J".

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: 251 / 2024.

2. The area statement for the Proposed Residential building is as below.

Area of Site – 9654.00 sq.m

Building details: Residential Building

Floor details	FSI (Sqm)	Type of building Use
Block-A		
Stilt Floor	56.81	Parking, Electrical Room, Association Office Room
First Floor	1270.61	09 dwellings
Second floor	1270.61	09 dwellings
Third floor	1270.61	09 dwellings
Fourth floor	1270.61	09 dwellings
Fifth floor	954.63	06 dwellings
Block-B		
Stilt Floor	107.29	Parking, Electrical Room, Club
First Floor	1292.79	10 dwellings
Second floor	1292.79	10 dwellings
Third floor	1292.79	10 dwellings
Fourth floor	1292.79	10 dwellings
Fifth floor	1292.79	10 dwellings

SREE DAKSHA INFRASTRUCTURE

Partner

Block-C		
Stilt Floor	200.20	Parking, Electrical Room, Drivers WC and bath,Gym, RO Pump room
First Floor	1293.74	09 dwellings
Second floor	1293.74	09 dwellings
Third floor	1293.74	09 dwellings
Fourth floor	1293.74	09 dwellings
Fifth floor	977.33	06 dwellings
Total	**19017.61**	**134 dwelling**

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. OSR area 971.00 Sqm earmarked as 1 to 6 in the site plan as open space reservation, Scheme Road widening Area (73.087 Sq.m), the Drive way area (382.0 Sq.m) as per site plan earmarked as 7 to 14 should be handed over the Localbody.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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 for 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.

SREE DAKSHA INFRASTRUCTURE

Partner

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.

General Conditions

1. Solar water heating system to be provided to the Proposed Residential building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019& 31.01.2020.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. 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.
11. As per references Cited Government orders & Circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

Director of Town and Country Planning

To,
The Assistant Director / Joint Director (i/c),
District Town and Country planning office,
Coimbatore District.

Signature valid
Signed by: Director
Location:null
Date:2024.06.10 12:26:52

SREE DAKSHA INFRASTRUCTURE
Partner

PROCEEDINGSOF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

\TORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: R.RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number – SWP / BPA / 227758 / 2024

Subject : Residential Building – District Town and Country planning - Local Planning Authority - Coimbatore District / Corporation – West Zone – Perur Taluk- Vadavalli village -S.F.No.730/1A, 730/1B1, 731/3A for a site area of 9654.00 Sq.mts . Proposed of Residential Building for an FSI Area of 19017.61 Sq.mts.- Technical clearance issued from Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg.

Reference :

1. Thiru. M/S. Sree Daksha Infrastructure ,Coimbatore Online application No. SWP / BPA / 227758 / 2024 Dated: 16.05.2024, 23.05.2024
2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 10.06.2024
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 andWater Supply,Dated: 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply,Dated:31.01.2020

SREE DAKSHA INFRASTRUCTURE

Partner

8. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
9. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
10. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.
11. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
12. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
13. Demand payment Request Letter, Dated: 13.06.2024
14. Applicant. M/s.Sree Daksha Infrastructure , Coimbatore Demand remittance letter Dated.19.06.2024
15. Coimbatore Local Planning Authority resolution no.04, dated : 15.06.2024

Fees Details

Centage Charge for Building	-	Rs. 15000.00	Dated:19.06.2024
Centage for Land	-	Rs. 900.00	Dated:19.06.2024
CCC and CC Charges	-	Rs. 253577.00	Dated:19.06.2024
Security Deposit Charges	-	Rs.2710350.00	Dated:19.06.2024
Development Charge for Building	-	Rs. 471200.00	Dated:19.06.2024
Development Charge for Land	-	Rs. 38700.00	Dated:19.06.2024
Infrastructure and Amenities Charges	-	Rs.5420700.00	Dated:19.06.2024
Display Board Charges	-	Rs. 1500.00	Dated:19.06.2024
Shelter Charges	-	Rs. 217632.00	Dated:19.06.2024

SREE DAKSHA INFRASTRUCTURE

Partner

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Proposed Residential Building at Coimbatore District / Corporation, West zone, Perur Taluk, Vadavalli village , S.F.No.730/1A, 730/1B1, 731/3A for an extent of Site area 9654.00 sqm – Proposal of Residential Building for FSI area of 19017.61 sqm

The site was marked as A to J and the Techincal concurrence for this was issued vide letter no 2 by Director, Directorate of Town and Country Planning Department, for Proposed Residential Building FSI Area 19017.61 Sq.mts with Building Plan No B.P/DTCP No.251/ 2024.

This Of ce Planning Permission No- 389/2024 and Duration from 20.06.2024 to 19.06.2031 (8Years). Planning Permission has been issued with the following general and special conditions.

Area of the Site - 9654.00Sq.mts

Building Area Details

Block Details	FSI Area in Sqm	Type of Building Use
Block A		
Stilt Floor	56.81	Parking, Electrical Room, Association of ce room
First Floor	1270.61	09 dwellings
SecondFloor	1270.61	09 dwellings
Third Floor	1270.61	09 dwellings
Fourth Floor	1270.61	09 dwellings

SREE DAKSHA INFRASTRUCTURE

Partner

Fifth Floor	954.63	06 dwellings
Block B		
Stilt Floor	107.29	Parking, Electrical Room, Club
First Floor	1292.79	10 dwellings
SecondFloor	1292.79	10 dwellings
Third Floor	1292.79	10 dwellings
Fourth Floor	1292.79	10 dwellings
Fifth Floor	1292.79	10 dwellings
Block C		
Stilt Floor	200.20	Parking, Electrical Room, Drivers , Toiltes, GYM, RO pump room , STP pump room
First Floor	1293.74	09 dwellings
SecondFloor	1293.74	09 dwellings
Third Floor	1293.74	09 dwellings
Fourth Floor	1293.74	09 dwellings
Fifth Floor	977.33	06 dwellings
Total	19017.61	134 dwelling

Special Conditions

- The OSR Area : 971.00 sqm was earmarked as 1 to 6 in the site plan as open space reservation , Scheme Road widening Area (73.087 sqm), the Drive way area (382.0 sqm) as per site plan earmarked as 7 to 14 handed over to the local body by Document no: 4005/2024 dated : 18.06.2024
- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacyof the foundation.
- Applicant should obtain consent from Tamilnadu Pollution Control Board under Section 25 of the water Act 1974for discharge of Sewage.
- Conditions stipulated in the No Objection certif cates obtained from the central and state Government Departments must be fulf lled scrupulously

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- 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 aspectsincluding 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 processof construction.
- Conditions mentioned in the No Objection certif cates obtained from the central and state Govt. Departments must be followed scrupulously.
- 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 certif ed the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verif ed in the documentssubmitted 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 arisesindividual 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.
- 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.
- "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 of er 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.
- Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
- According to G.O No 18 Department of Municipal Administration and Water Supply, Dated- 04-02-2019 Construction continuation certif cate should be obtained from this

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of ce for the planning permission approved building at the time of Plinth Level itself. After Completion of the building works Completion Certif cate to obtain from this by the applicant.

- 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 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 of ce. In case any alterations required proper revised approval should be obtained.

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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 necessarydrinking 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 Concurrencewould be cancelled without intimation to the applicant.

14. If any court casewould be pending with reference to this proposal, the Technical Concurrencewould 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 processof 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.

Member secretary/ Joint Director (I/c)
Coimbatore District Town and Country planning Of ce,
Coimbatore

SREE DAKSHA INFRASTRUCTURE

Partner

To:
The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to:

1. M S Sree Daksha Infrastructure
No1 Gandhi Layout ,
Maruthamalai Road,
Vadavalli,
Coimbatore– 641046.
Ph-9944920207
E- Mail Id -engineering@sreedaksha.Com

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

SREE DAKSHA INFRASTRUCTURE

Partner

Signature valid

Signed by: Joint Director
Location:Coimbatore
Date:2024.06.20 17:18:19



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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

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