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DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number :SWP/BPA/0080235/ 2023

Sir,

Subject : NHRB- - Residential Building – DTCP-Chennai –107 – Coimbatore District / LPA, Coimbatore North Taluk – Somayampalayam Village (HACA Village) –in S.F.No.459/1A,1B1,2B,2C1; 460/1A,3A1,3B; 461/1A,2A1,2B1 with a Site Area of 36617.00sq.m - FSI Area of 26406.57sq.m - Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. Applicant M/s.Ananya Shelters Private Limited, Online Application Reference No. SWP/BPA/0080235/2023, Dated: 14.12.2023.
2. Assistant Director /Joint Director(i/c) / Member Secretary, Coimbatore LPA / Coimbatore District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0080235/2023, Dated:18.12.23.
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.1, 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. 12201/2017/BA1, Dated: 22.09.2017.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
13. Principal Chief conservator of Forests Noc letter.K.Dis No. TS2/33306/2023,Dated: 27.11.2023.

14. Chief Engineer, Agriculture Engineering Department,Chennai letter No. MAAPAA/(KA1)/45600/2023,Dated: 01.12.2023.
15. Assistant Director, Department of Geology and mining, Coimbatore, letter K.Dis No. 1120/Mines/2023,Dated: 14.11.2023.
16. Revenue Divisional Officer, Coimbatore North, Letter Rc No. 7135/2023/A1,Dated: 24.11.2023.

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Order

1. With reference to the 1st Cited letter, the applicant M/s.Ananya Shelters Private Limited, has requested for the approval of proposed construction of Residential Building in Coimbatore District, Coimbatore North Taluk, Somayampalayam Village, (HACA Village) in S.F.No.459/1A,1B1,2B,2C1;460/1A,3A1,3B;461/1A,2A1,2B1Site Area of 36617.00sq.m with a FSI Area of 26406.57sq.m.

The Assistant Director / Joint Director (i/c), Member Secretary of Coimbatore District Town and Country Planning, Coimbatore Local Planning Authority Office has recommended the proposal with a site inspection remarks.

Based on the Assistant Director / Member Secretary recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to K" and "L to Z".**

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: 05/2024.**

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

Total Area of the Site - 36617.00sq.m

DD Plan scheme road to be gifted Area: 198.63Sqm

Site area after deduction scheme road area : 36418.37Sqm

Building details: Residential Building

S. No	Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Built up Area (Sqm)	No of Dwellings
TYPE – A - VILLA No : 5,7,8,13,14,15,16,21,22 & 47 [Number of Dwelling – 10 Nos.]					
Ground Floor		164.84	-	164.84	1
First Floor		125.16	-	125.16	-
Terrace Floor		---	8.00	8.00	-
Total		290.00	8.00	298.00	1
VILLA – 10 Nos. – TOTAL AREA		**2900.00**	**80.00**	**2980.00**	**10**
TYPE – B, VILLA Nos. : 2,3,9,10,11,12,17,18 & 24 [Number of Dwelling – 9]					
Ground Floor		167.18	-	167.18	1
First Floor		132.71	-	132.71	-
Terrace Floor		---	8.00	8.00	-
Total		299.89	8.00	307.89	1
VILLA – 9 Nos. – TOTAL AREA		**2699.01**	**72.00**	**2771.01**	**9**
TYPE – C – VILLA No. : 6 & 63 [Number of Dwelling – 2]					
Ground Floor		153.55	-	153.55	1
First Floor		126.42	-	126.42	-
Terrace Floor		---	8.00	8.00	-
Total		279.97	8.00	287.97	1
VILLA – 2 Nos. – TOTAL AREA		**559.94**	**16.00**	**575.94**	**2**
TYPE – D – VILLA Nos. : 1 & 23 [Number of Dwelling – 2]					
Ground Floor		167.18	-	167.18	1
First Floor		132.71	-	132.71	-
Terrace Floor		---	8.00	8.00	-

Total	299.89	8.00	307.89	1
VILLA – 2 Nos. – TOTAL AREA	**599.78**	**16.00**	**615.78**	**2**
TYPE – E – VILLA Nos. : 30,31,32,33,34,41,42,43,44,45,46,56,57,58,59,60,61,62, 70,71,72,73,74,75,82,83,84,85,86 & 87 **[Number of Dwelling – 30]**				
Ground Floor	133.78	-	133.78	1
First Floor	113.31	-	113.31	-
Terrace Floor	---	8.94	8.94	-
Total	247.09	8.94	256.03	1
VILLA – 30 Nos. – TOTAL AREA	**7412.70**	**268.20**	**7680.90**	**30**
TYPE – F – VILLAT Nos. 4,25,26,27,28,29,35,36,37,38,39,40,48,49,50,51,52,53,54,55,64,65,66,67,68,69,76, 77, 78,79,80,81,88 & 89 **[Number of Dwelling – 34]**				
Ground Floor	131.15	-	131.15	1
First Floor	107.63	-	107.63	-
Terrace Floor	---	8.00	8.00	-
TOTAL	**238.78**	**8.00**	**246.78**	**1**
VILLA – 34 Nos.– TOTAL AREA	**8118.52**	**272.00**	**8390.52**	**34**
TYPE – G – VILLA Nos. : 19 **[Number of Dwelling – 1]**				
Ground Floor	185.99	-	185.99	1
First Floor	138.13	-	138.13	-
Terrace Floor	---	9.66	9.66	-
TOTAL	**324.12**	**9.66**	**333.78**	**1**

TYPE – H – VILLA No : 20 **[Number of Dwelling – 1]**				
Ground Floor	205.25	-	205.25	1
First Floor	127.22	-	127.22	-
Terrace Floor	---	8.29	8.29	-
TOTAL	**332.47**	**8.29**	**340.76**	**1**
GYM				
Ground floor	362.00	-	362.00	-
First Floor	362.00	-	362.00	-
Second Floor	362.00	-	362.00	-
Third Floor	362.00	-	362.00	-
Fourth Floor	362.00	-	362.00	
Terrace floor	---	52.19	52.19	-
TOTAL	**1810.00**	**52.19**	**1862.19**	**-**
OFFICE BLOCK				
Basement Floor	268.95	-	268.95	-
Ground Floor	268.95		268.95	
First Floor	268.95	-	268.95	-
Second Floor	268.95	-	268.95	-
Third Floor	268.95	-	268.95	-
Terrace floor	---	47.11	47.11	-
TOTAL	**1344.75**	**47.11**	**1391.86**	**-**
MEDITATION HALL				
Ground Floor	197.70	-	197.70	-
MEDICAL SHOP				
Ground Floor	52.21	-	52.21	-
ATM & STORE				
Ground Floor	55.37	-	55.37	-
WATCHMEN ROOM				
Ground Floor	-	6.25	6.25	-
Total	**26406.57**	**847.70**	**27254.27**	**89 Nos**

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

Special Conditions

1. The OSR 1 (1 to 5) 3165.44sqm and OSR2 (6 to 9) 500.34sqm totally 3665.78sq.m shown in the site plan should be handed over to local body before issue of planning permission.
2. DD Plan scheme road widening area ear marked as (I to V) 198.63sqm should be handed over to local body before issue of planning permission.
3. EIA clearance is to be obtained before commencement of construction.
4. The conditions laid in the reference cited 13 to16 shall be followed scruprously.
5. Existing building to be demolished before issue of completion certificate.
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8. 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.
9. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10. 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.
11. 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 1/3rd 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 WaterSupply,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 professional's 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),
Member Secretary,
District Town and Country planning office,
Coimbatore District.

Signature valid
Signed by: Director
Location:null
Date:2024.01.04 16:01:58



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