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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

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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

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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

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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

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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.

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Signature valid

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



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