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PROCEEDINGS OF THE MEMBER SECRETARY/JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE 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/361480/2024 **Date: 26.03.2025**

Subject : **Residential Apartment Building** – DTCP, Chennai - Coimbatore District - Coimbatore Local Planning Authority – Coimbatore North Taluk – Coimbatore Corporation - Thudiyalur Village – S.F.No:322/2B2 for an extent of site area 4046.86 sq.m – Proposed construction of Residential Apartment building for FSI area 10515.80 sq.m –Technical Concurrence issued by Directorate of Town and Country planning Office - Planning Permission issued - forwarded for further action - Reg

Reference :

1. Tmt.K.Vidyavathi (Land Owner), M/s Lumbodhara Real Estate (Power Agent) Online Application Reference No. SWP/BPA/361480/2024, Received Dated: 04.10.2024
2. Directorate of Town and Country Planning office proceeding letter No SWP/BPA/361480/2024, Dated:24.02.2025.
3. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/361480/2024, Dated: 10.10.2024.
4. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.18, Department of Municipal Administration and Water Supply,Dated: 04.02.2019.
8. G.O.16, Department of Municipal Administration and Water Supply,Dated:31.01.2020
9. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020.

10. Circular from the Director of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
11. Circular from the Director of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.
12. Circular from the Director of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
13. Circular from the Director of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
14. Circular from the Director of Town and Country Planning, Roc No.4367/2019/BA2, Dated:05.02.2020
15. OSR payment Request Letter, Dated:25.02.2025
16. Demand payment Request Letter, Dated:13.03.2025
17. Applicant Tmt.K.Vidyavathi (Land Owner), M/s Lumbodhara Real Estate (Power Agent), OSR fees remittance Dated12.03.2025 Demand remittance Dated 24.03.2025

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Fees paid Details

Scrutiny Fees	:	Rs.35968.00	Dated:04.10.2024
Centage Charge for Building	:	Rs.7000.00	Dated:24.03.2025
Infrastructure and Amenities Charges	:	Rs.2998200.00	Dated:24.03.2025
Security Deposit Charges	:	Rs.1499100.00	Dated:24.03.2025
CC Charges	:	Rs.161244.00	Dated:24.03.2025
Shelter Charges	:	Rs.1397968.00	Dated: 24.03.2025
Display Board Charges	:	Rs.1500.00	Dated: 24.03.2025
Premium FSI Charges	:	Rs.20466576.00	Dated: 24.03.2025
Development Charges for Building	:	Rs.299600.00	Dated: 24.03.2025
Development Charges for Land		Rs.16200.00	Dated: 24.03.2025
Centage Charge for Land	:	Rs.600.00	Dated: 24.03.2025
OSR Fees	:	Rs.6839261.00	Dated: 12.03.2025

Order:

1. With reference to the 1st cited letter, the applicant Tmt.K.Vidyavathi (Land Owner), M/s Lumbodhara Real Estate (Power Agent) has requested for the approval of Residential Apartment building at Coimbatore District, Coimbatore Local Planning Authority, Coimbatore North Taluk, Coimbatore Corporation, Thudiyalur Village, S.F.No:322/2B2 for an extent of site area 4046.86 sq.m, Proposed Construction of Residential Apartment building for FSI area 10515.80 sq.m.,

With reference to the 2st cited, Technical concurrence was issued by the Director of Town and Country Planning for the Proposal of Residential Apartment building, the boundary of the site has been marked as **"A to H".**

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 : 90/ 2025.**

With reference to the letter 15th and 16th cited, Demand was issued to the applicant .Applicant remitted the required fees and submitted remittance letter to the office on 12.03.2025and 24.03.2025 through online.

Hence, the planning permission is issued with below conditions for the above proposal and numbered as **Planning Permission No:168/2025**. The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following

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

Area of Site – 4046.86 sq.m

Building details: Residential Apartment building

Floors	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Builtup Area (Sq.m)	Number of Dwellings
Basement Floor	-	1473.12	1473.12	-
Stilt Floor	-	2231.11	2231.11	-
First Floor	2231.11	-	2231.11	12 Dwellings
Second Floor	2059.18	171.93	2231.11	14 Dwellings
Third Floor	2059.18	171.93	2231.11	14 Dwellings

Fourth Floor	2059.18	171.93	2231.11	14 Dwellings
Fifth Floor	2059.18	171.93	2231.11	14 Dwellings
Terrace Floor	-	69.84	69.84	-
Transformer Room	28.81	-	28.81	-
Security Room	3.92	-	3.92	-
Servant Room	3.54	-	3.54	-
Servant W.C	4.20	-	4.20	-
Servant Bathroom	4.08	-	4.08	
Common Toilet	3.42	-	3.42	
Total	**10515.80**	**4461.79**	**14977.59**	**68 Dwellling**

FSI : 10515.80 / 4046.86 = 2.598

= (0.598 Premium FSI Provided)

The planning permission issued with the following Special and General Conditions:

Special Conditions:

1. With reference no 17th letter - the applicant remitted the OSR fees and submitted remittance letter in this office on 12.03.2025 through online.
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 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.
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. According to G.O No 18 Municipal Administration and Water supply Department, 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 and Last Story itself. After completion of the building works completion certificate to obtain from this by the applicant.
9. 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.
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.
    d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
    e. Workmanship, soundness of structure and materials used.
    f. Quality of building services and amenities the construction of building
    g. other requirements or licenses or clearance required for the site or premises or activity under various other laws.
11. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.

12. 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.
13. 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.
14. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority. i).If the details given by the applicant is found to be false(or)
    ii).If the applicant fails to follow the rules and Norms, the Member Secretary can cancel or revise the planning permission issued

General Conditions

1) 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.

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, Department of Municipal Administration and Water Supply, Dated: 04.02.2019. and in G.O.16, Department of Municipal Administration and Water Supply, Dated: 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) As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.

8) Fly Ash bricks and Materials to be used Mandatory.

9) 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 Registered engineer details at the place of construction.

10) In case the documents submitted for approval found fake the Planning permission would be cancelled without intimation to the applicant.

11) If any court case would be pending with reference to this proposal, the Planning permission would be treated as INVALID.

12) 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.

13) 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.

14) Government Registered Electrical Contractor must be employed for wiring works during construction.

15) Fire rescue equipment should be provided as per Rules.

Encl: Building Plan Map

Member Secretary,/ Joint Director (i/c),
Coimbatore Local Planning Authority,
District Town and Countary planning Office ,
Coimbatore District.

To:

The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:

1. Ms LUMBODHARA REAL ESTATE Power agent
and Mrs K VIDYAVATHI land owner
No. 370, Alagesan Road, Saibaba Colony,
Coimbatore.,- 641011

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

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2025.03.26 14:03:20



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