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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

ɔ: SWP/BPA/374894/2024 **Date: 20.03.2025**

Subject : **Residential Apartment Building** - District Town and Country planning office, Coimbatore - Local Planning Authority - Coimbatore District and Coimbatore Corporation - North Taluk - Block No.45 - Ward D(49) - kavundampalayam Village - T.S.No.2/1 - Old SF No.145/2B for an site area 1976.00sqm - Proposed Residential Apartment Building for an FSI Area: 5106.30 sqm - Technical concurrence issued from the Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg.

Reference:

1. Thiru. P.Vignesh, Online Application Reference No. SWP/BPA/374894/2024, Received Dated:17.10.2024, 14.11.2024 & 20.11.2024.
2. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter, Online application No.SWP/BPA/374894/2024, Dated: 21.11.2024
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 Commissioner 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. Demand payment Request Letter, Dated:03.02.2025
15. Applicant. Thiru. P.Vignesh Demand remittance letter Dated.19.03.2025

Fees paid Details for Additional Proposed Industrial Building

1.	Scrutiny Fee	- Rs. 15,896.00	Dt: 17.10.2024
2.	OSR Fees	- Rs. 28,89,900.00	Dt: 03.02.2025
3.	Centage Charge for Building	- Rs. 5,500.00	Dt: 19.03.2025
4.	Infrastructure and Amenities Charges (Interest also collected through SWP)	- Rs. 14,82,684.00	Dt: 19.03.2025
5.	CC Charges	- Rs. 69,637.00	Dt: 19.03.2025
6.	Security Deposit	- Rs. 7,28,175.00	Dt: 19.03.2025
7.	Display Board Charges	- Rs. 1,500.00	Dt: 19.03.2025
8.	Development Charges for Building	- Rs. 1,29,400.00	Dt: 19.03.2025
9.	Development Charges for Land	- Rs. 8,040.00	Dt: 19.03.2025
10.	Centage Charge for Land	- Rs. 600.00	Dt: 19.03.2025
11.	Shelter Fees	- Rs.3,39,447.00	Dt: 19.03.2025
12.	Premium FSI	- Rs.84,45,938.00	Dt: 19.03.2025
13.	Interest on Development charges (for land and building) (through challan)	- Rs. 500.00	Dt:20.03.2025

ORDER

With reference to the 1st cited letter, the applicant Thiru P.Vignesh, has requested for the approval of Residential Apartment building at Coimbatore District, Coimbatore Local Planning Authority, North Taluk Ward D(49), Block No.45, kavundampalayam Village, T.S.No.2/1, Old SF No.145/2B for an site area 1976.00sqm - Proposed Residential Apartment Building for an FSI Area: 5106.30 sqm.

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: 557/2024**.

With reference to the letter 14 cited, Demand was issued to the applicant 03.02.2025. Applicant remitted the required fees and submitted remittance letter to the office on 19.03.2025 through online.

Hence, the planning permission is issued with below conditions for the above proposal and numbered as **Planning Permission No: 158/2025.** The Planning Permission Period for 8 Years from the date of e-sign, is accorded with the following.

Area of the Site - 1976.00 sqm

Proposed Residential Apartment Building

Floors	FSI Area (sqm)	Non FSI Area (sqm)	Total Area (sq.m)	
Stilt Floor	--	1313.45	1313.45	Parking
First Floor	1021.26	---	1021.26	09 Dwellings
Second Floor	1021.26	---	1021.26	09 Dwellings
Third Floor	1021.26	---	1021.26	09 Dwellings
Fourth Floor	1021.26	---	1021.26	09 Dwellings
Fifth Floor	1021.26	---	1021.26	09 Dwellings
Terrace Floor	--	41.26	41.26	-
Total	**5106.30**	**1354.71**	**6461.01**	**45 Dwellings**

Special Conditions

1. As per the G.O. 18 Municipal Administration and water supply Management dated .04.02.2019 Rule 41 **Reservation of land for community recreational purposes in developments**. Based on the letter Roc.No. 4367/2019-BA2 dated – 05.02.2020 of Director, Town and Country Planning Department, the OSR equivalent payment was paid on dated :03.02.2025.
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. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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 certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted 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 arises individual 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.
8. 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.
9. 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 RegisteredArchitect 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 orpremises or activity under various other laws.

12. 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.

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 office. In case any alterations required proper revised approval should be obtained.
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 necessary drinking 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 Concurrence would be cancelled without intimation to the applicant.
14. If any court case would be pending with reference to this proposal, the Technical Concurrence would 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 process of 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.

Encl: Building Plan Map with E-sign

(e-signed)
Member Secretary /Joint Director (i/c)
Coimbatore local Planning Authority
Coimbatore District

To

The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to

1. Thiru. P. Vignesh,
   No.9, Second Floor, Aalayam Complex,
   Vadavalli Junction
   Maruthamalai road,
   Coimbatore – 41.
   Ph: 9025050222
   Mail id: approvals@sivasrigroup.com

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.



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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