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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (I/C)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: R.RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

SWP Building Plan Application – Planning Permission

Application Number – **SWP/BPA/205869/2024**

Subject : HRB - Residential Building – District Town & Country Planning Office, Coimbatore – Coimbatore District, Perur Taluk, Kumarapalayam Village, at (old S.F. Nos. 226pt, 227pt, 228pt) Block No.1, Ward-AQ, T.S.Nos.12/2;13/2 & 15/1 total site extent 12143Sq.m (As per patta) - FSI Area 39456.35sq.m - Technical Concurrence issued by the Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg.

Reference :

1. Applicant M/s. Radiance Realty Developers India Ltd, Online Application Reference No.SWP/BPA/0205869/2024, Dated:25.04.2024
2. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 10.08.2024
3. HRB Meeting held on 12.07.2024, Subject No.3
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 andWater 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 Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
11. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.
12. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
13. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
14. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.10186/C1/2024, dated: 24.06.2024, (PP Noc.No.103/2024).
15. Airport Authority of India NOC No. Coim/South/B/052724/1044224 Dated:07.06.2024
16. Environmental clearance, SEIAA, Proposal Number.EC identification No. EC24C3801TN5962795N,Dated:08.07.2024
17. Demand payment Request Letter, Dated: 31.08.2024
18. Applicant M/s. Radiance Realty Developers India Ltd, Demand remittance letter Dated.13.09.2024
19. Coimbatore Local Planning Authority Meeting, Resolution No. 06, dated:27.08.2024
20. Structural Design report and drawing for the entire structure from PWD dated on 25.07.2024

Fees Paid Details

Centage Charge for Building	-	Rs. 40000.00	Dated:13.09.2024
Centage for Land	-	Rs. 300.00	Dated:13.09.2024
Infrastructure and Amenities Charges	-	14812500.00	Dated:13.09.2024
CCC and CC Charges	-	Rs. 577435.00	Dated:13.09.2024
Development Charge for Building	-	Rs. 1087486.00	Dated:13.09.2024
Development Charge for Land	-	Rs. 48600.00	Dated:13.09.2024
Display Board Charges	-	Rs. 10000.00	Dated:13.09.2024

ORDER

With reference to the 1st Cited letter, the applicant M/s. Radiance Realty Developers India Ltd, has requested for the approval of Proposed High Rise Residential Building in Coimbatore District, Perur Taluk, Kumarapalayam Village, at (old S.F. Nos. 226pt, 227pt, 228pt) Block No.1, Ward-AQ, T.S.Nos.12/2;13/2 & 15/1 with a site extent of 12143Sq.m (As per patta) with a FSI Area 39456.35sq.m.

The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 12.07.2024.The subject was discussed and suggestions of High Rise Building panel were obtained.

Based on the Assistant Director / Joint Director(i/c), Member Secretary recommendation, the applicant request has been accepted and the boundary of the site has been marked as "1 to 10".

The Technical Concurrence was issued by the Director, DTCP, Chennai under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P / DTCP No: 380 /2024.

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

Total Area of the Site – 12143Sq.m (As per patta)

Total Area of the Site – 12140.96Sq.m (As per Document & Super imposed)

Proposed High Rise Residential Building Area details

Floor Details	FSI Area in Sq.m	Non FSI Area in Sqm	Total Built up Area (Sq.m)	No. of Dwelling units
Combined Basement Floor	-	7745.46	7745.46	-
Combined Stilt Floor	316.34	5498.48	5814.82	-
Under Ground STP	216.34	506.71	723.05	-
Sub Total	**532.68**	**13750.65**	**14283.33**	**-**

Block-1				
First Floor	1323.31	-	1323.31	14
Second Floor	1341.88	-	1341.88	14
Third Floor	1341.88	-	1341.88	14
Fourth Floor	1341.88	-	1341.88	14
Fifth Floor	1341.88	-	1341.88	14
Sixth Floor	1341.88	-	1341.88	14
Seventh Floor	1341.88	-	1341.88	14
Eighth Floor	1341.88	-	1341.88	14
Ninth Floor	1341.88	-	1341.88	14
Tenth Floor	1341.88		1341.88	14
Eleventh Floor	1341.88		1341.88	14
Twelfth Floor	1341.88		1341.88	14
Thirteenth Floor	1341.88		1341.88	14
Terrace Floor	-	184.29	184.29	
Sub-Total	**17425.87**	**184.29**	**17610.16**	**182**
Block- 2				
First Floor	1760.37	-	1760.37	15
Second Floor	1770.29	-	1770.29	15
Third Floor	1770.29	-	1770.29	15
Fourth Floor	1770.29	-	1770.29	15
Fifth Floor	1632.40	-	1632.40	15
Sixth Floor	1599.27	-	1599.27	15
Seventh Floor	1599.27	-	1599.27	15
Eighth Floor	1599.27	-	1599.27	15
Ninth Floor	1599.27	-	1599.27	15
Tenth Floor	1599.27	-	1599.27	15
Eleventh Floor	1599.27	-	1599.27	15
Twelfth Floor	1599.27	-	1599.27	15
Thirteenth Floor	1599.27	-	1599.27	15
Terrace Floor	-	211.64	211.64	-
Sub-Total	**21497.80**	**211.64**	**21709.44**	**195**
Total	**39456.35**	**14146.58**	**53602.93**	**377**

Total FSI Area – 39456.35Sq.m

LIG Units Provided Details:

Total FSI Area: 39456.35 sqm

LIG Unit Required Area (10%) = 3945.63sqm

LIG Units Provided (10.80%) = 4262.54sqm

No of LIG Units Provided = 66 Units (Below 60sqm).

10.80% LIG Units provided. Hence Shelter Fund Charges not applicable.

With reference to the letter 17 cited, Demand was issued to the applicant on 31.08.2024. Applicant remitted the required fees and submitted remittance letter in this office on 13.09.2024.

Applicant M/s. Radiance Realty Developers India Ltd has gift deed, The OSR area (earmarked as A to F) 1216.96sq.m and . Scheme road widening area 300 sqm shown in the site plan has been handed over to the local body vide Gift deed Document No. 5534/2024 Dated: 12.09.2024. The applicant should submit above the original Gift deed to the concerned local body.

Hence, the Planning Permission is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal with the following general and special conditions and numbered as **Planning Permission No. 591/2024. The Planning Permission Duration is given from 16.09.2024 to 15.09.2032 (8Years).**

Special Conditions

- Conditions stipulated in the Noc cited in the reference 14 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
- Conditions stipulated in the Airport Authority Noc cited in the reference 15 issued by Airport Authority of India is to be followed scrupulously.
- Conditions stipulated in the Environmental Clearance cited in the reference 16 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the water Act 1974 for discharge of Sewage.
- Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously
- 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.

- Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
- 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.

- 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 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.
- According to G.O No 18 Department of Municipal Administration and Water Supply, 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 itself. After Completion of the building works Completion Certificate 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 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 canceled 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.

Member secretary / Joint Director (i/c)
Coimbatore Local Planning Authority
Coimbatore

To:

The Commissioner,
Coimbatore Corporation,
Coimbatore.

Copy to:

1. M/S. Radiance Realty Developers India Limited,
   331, Ramanis Mayuri Colony,
   Thudiyalur Road,
   Chinnavedampatti,
   Coimbatore – 641 049.
   Mobile no: 9976095779
   Email id : bharani@radiancerealty.in

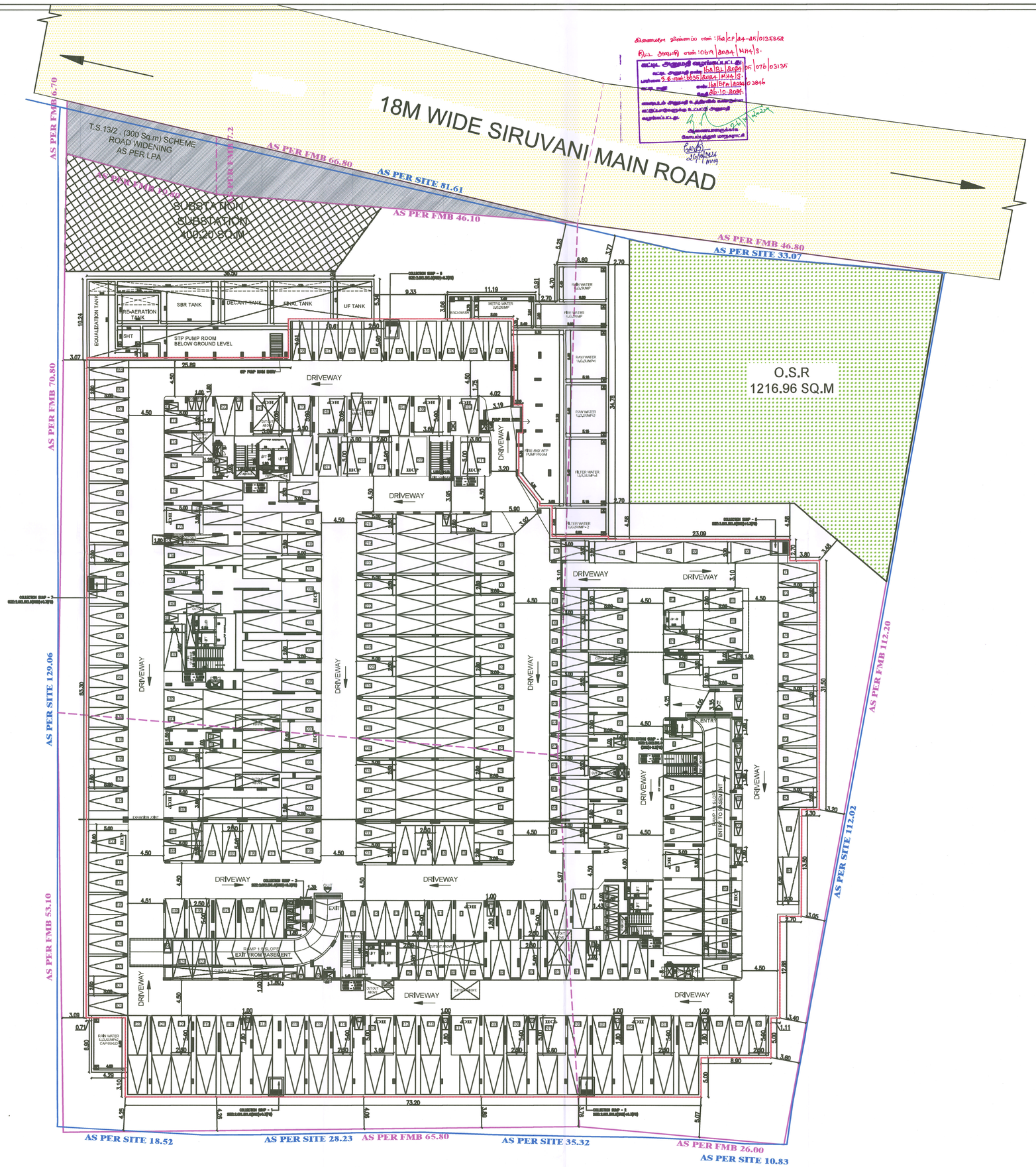
Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.09.16 17:45:00

ONLINE APPLICATION NO:
SWP/BPA/205869/2024

SHEET NO:– 02/21

PLAN SHOWING THE PROPOSED CONSTRUCTION OF HIGH RISE RESIDENTIAL BUILDING CONSISTS OF 2 TOWERS WITH COMBINED BASEMENT & STILT; TOWER-1: STILT FLOOR +13 UPPER FLOORS WITH 182 DWELLING UNITS, TOWER-2: STILT FLOOR+13 UPPER FLOORS WITH 195 DWELLING UNITS AND COMBINED WITH CLUB HOUSE :STILT FLOOR+ 4 UPPER FLOORS WITH GYM,INDOOR GAMES, SPA & SWIMMING POOL ON THE FIRST FLOOR LEVEL. TOTALLY 377 DWELLING UNITS, COMPRISED IN T.S.NOS.12/2, 13/2 & 15/1, OLD SURVEY NOS.226 (PT), 227 (PT) & 228 (PT)) IN BLOCK NO.1, WARD-AQ, SOUTH ZONE, KUMARAPALAYAM VILLAGE, PERUR TALUK, COIMBATORE DISTRICT.

TYPE	DESCRIPTION	SIZE
SD1	SHAFT DOOR	1.25 x 1.50
SD7	SHAFT DOOR	1.10 x 1.50



ALL DIMENSIONS ARE IN METER

SCALE 1:250

COLOUR INDEX

PROPOSED

ROAD / STREET

BOUNDARY

N
W E
S

SITE CUM COMBINED BASEMENT FLOOR PLAN

For RADIANCE REALTY DEVELOPERS INDIA LTD.,
Authorised Signatory

OWNER'S SIGNATURE :

P. JEGATHEESAN, M.E., (Struct.)
REGISTERED STRUCTURAL ENGINEER
CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
REGISTRATION No.SE/GR-I/19/03/027
NEW No.31 (OLD No.14), BESANT AVENUE,
ADYAR, CHENNAI - 600 020.
E-Mail : jegatheesan@bucoengineers.in
Mobile : +91 9962545631

STRUCTURAL ENGINEER SIGNATURE:

S.MURALIDHARAN
Architects, Town Planners, Engineers
And Project Management
Registered Council of Architecture
No : CA / 2003 /31585
SN Enclave No.38/5, Flat-A, First Floor, Vellan Nagar,
Valluvar Road, Arumbakkam, Chennai - 600 106.

LICENSED SURVEYOR SIGNATURE:



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Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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