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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

ATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: G.Purushothaman M.Plan.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number – SWP / BPA / **0374779 / 2024**

Subject : **Residential Building**– District Town and Country planning, Coimbatore - Local Planning Authority - Coimbatore District / Corporation – Perur Taluk- Veerakeralam village -S.F.No.164/2B, 165, 167/2 for a site area of 33069.00Sq.mts (As per Patta) . Proposed of Residential Building for an FSI Area of 28912.38Sq.mts.- Technical concurrence issued from the Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg.

Reference :

1. Applicant.M/s.Radiance Reality Developers Private Ltd., (POA), Mr.K.Kandavadivel(Principal) , Coimbatore Online application No. SWP/BPA/0374779/2024 Dated: 17.10.2024
2. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Concurrence) Letter Received on Dated: 05.12.2024
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 WaterSupply, 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. 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: 05.12.2024
14. Applicant. M/s.Radiance Reality Developers Private Ltd., (POA), Mr.K.Kandavadivel(Principal) , Coimbatore Demand remittance letter Dated.11.12.2024
15. Coimbatore Local Planning Authority Resolution No.02, dated:14.12.2024

Fees Details

Centage Charge for Building	-	Rs. 12,000.00	Dated:11.12.2024
Centage for Land	-	Rs. 1,500.00	Dated:11.12.2024
CCC and CC Charges	-	Rs. 3,11,374.00	Dated:11.12.2024
Security Deposit Charges	-	Bank Guarantee was given by the applicant	
Development Charge for Building	-	Rs. 613316.00	Dated:11.12.2024
Development Charge for Land	-	Rs. 132320.00	Dated:11.12.2024
Infrastructure and Amenities Charges	-	Rs.8242200.00	Dated:11.12.2024
Display Board Charges	-	Rs. 1500.00	Dated:11.12.2024
Shelter Charges	-	Rs. 243208.00	Dated:11.12.2024

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of **Proposed Residential Building** at Coimbatore District / Corporation, Perur Taluk,

Veerakeralam village , S.F.No.164/2B, 165, 167/2 for an extent of Site area 33069.00 sqm – Proposal of Residential Building for FSI area of 28912.38 sqm

The site was marked as 1 to 18 and the Techincal concurrence for the Proposed Residential Building FSI Area 28912.38 Sq.mts was issued vide letter no 2 by the Director, Directorate of Town and Country Planning Department, Chennai and numbered as **B.P/DTCP No.590 / 2024.**

With reference to the letter 13 cited, Demand was issued to the applicant on 05.12.2024. Applicant remitted the required fees and submitted remittance letter in this office on 11.12.2024

In the site plan "A to J " OSR Area 3268.70sqm and Proposed Road area -402.82 sqm for the OSR land (A1 to A7) was handed over to the local body by the Document No.9821/2024 dated : 10.12.2024

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 **788/2024. The Planning Permission Duration is given from esigned date for a period of 8Years.**

Area of the Site - 33069.00Sq.mts

After of the site - 32666.18 sqm (After Dedcuting the road area)

Building Area Details

Sl. No.	TypicalBlock Name& FloorName	FSI Area	Non FSI Area	Total Built up area	Dwelling Unit Nos.	Dwelling unit
1	**Block-1**					
	GroundFloor	104.44	-	104.44	Villa 88,90,91, 92,93,95, 96,97	8
	FirstFloor	87.52	-	87.52		
	SecondFloor	53.88	-	53.88		
	SubTotal	**245.84**	-	**245.84**		
	245.84x8units=1966.72Sqm					
2	**Block-2**					
	GroundFloor	118.33	-	118.33	Villa 81,82,83, 84,86,87	6
	FirstFloor	99.89	-	99.89		

	SecondFloor	53.24	-	53.24		
	SubTotal	**271.46**	-	**271.46**		
						271.46x6units=1628.76Sqm
3	**Block-3&4**					
	GroundFloor	117.99	-	117.99	Villa 45,46,47, 48,50,51, 73,74,75, 77,78,79	12
	FirstFloor	100.38	-	100.38		
	SecondFloor	59.16	-	59.16		
	SubTotal	**277.53**	-	**277.53**		
						277.53x12units=3330.36Sqm
Villa-01,02,65,66,68,69,70,72						
	GroundFloor	121.67	-	121.67	Villa 01,02,65, 66,68, 69,70,72	8
	FirstFloor	121.67	-	121.67		
	SecondFloor	65.54	-	65.54		
	SubTotal	**308.88**	-	**308.88**		
						308.88x8units=2471.04Sqm
Villa-21,22,23,24,25,27,28,29,30,31						
	GroundFloor	127.25	-	127.25	Villa 21,22,23,24 25,27,28,29 30,31	10
	FirstFloor	127.25	-	127.25		
	SecondFloor	59.72	-	59.72		
	SubTotal	**314.22**	-	**314.22**		
						314.22x10units=3142.20Sqm
Villa–39,40,41						
	GroundFloor	139.68		139.68	Villa 39,40,41	3
	FirstFloor	139.68		139.68		
	SecondFloor	75.99		75.99		
	SubTotal	**355.35**	-	**355.35**		
						355.35x3units=1066.05Sqm
Villa–52,54,55,56,57,59,60,61,63,64						
	GroundFloor	153.24		153.24	Villa 52,54,55, 56,57,59, 60,61,63, 64	10
	FirstFloor	153.24		153.24		
	SecondFloor	91.20		91.20		
	SubTotal	397.67		397.67		
						397.67x10units=3976.70Sqm

Villa–3,4,5,6,7,9,10,11,12,14,15,16,18						
	GroundFloor	175.02		175.02	Villa 3,4,5,6,7,9, 10,11,12,14 15,16,18	13
	FirstFloor	160.30		160.30		
	SecondFloor	60.61		60.61		
	SubTotal	395.93		395.93		
	395.93x13units=5147.09Sqm					
Villa–32,33,34,36,37,38						
	GroundFloor	174.95		174.95	Villa 32,33,34, 36,37,38	6
	FirstFloor	161.27		161.27		
	SecondFloor	60.61		60.61		
	SubTotal	396.83		396.83		
	396.83x6units=2380.98Sqm					
Villa–42&43						
	GroundFloor	250.68		250.68	Villa 42&43	2
	FirstFloor	226.62		226.62		
	SecondFloor	75.45		75.45		
	SubTotal	552.75		552.75		
	552.75x2units=1105.50Sqm					
Villa–19 &20						
	GroundFloor	252.40		252.40	Villa 19&20	2
	FirstFloor	228.85		228.85		
	SecondFloor	70.26		70.26		
	SubTotal	551.51		551.51		
551.51x2units=1103.02Sqm						
Block-5-ClubHouse						
	GroundFloor	250.38		250.38		
	FirstFloor	226.09		226.09		
	SecondFloor	457.01		457.01		
	ThirdFloor	258.63		258.63		
	TerraceFloor	70.71		70.71		
	SubTotal	1262.82		1262.82		

Block-6–DriversToilet&Comm/FMSRoom						
	GroundFloor	58.60		58.60		
Block-7–ElectricalRoom						
	GroundFloor	15.76		15.76		
Block-8–ChangeRoom,STPstaircase						
	GroundFloor	89.84		89.84		
STPPumpRoom						
	GroundFloor	152.79		152.79		
OWCConverter						
	GroundFloor	14.75		14.75		
SecurityBooth						
	GroundFloor	-	6.25	6.25		
	GrandTotal	**28912.98**	**6.25**	**28919.23**		**80units**

Special Conditions

- In the site plan "A to J " OSR Area 3268.70sqm and Proposed road area -402.82 sqm for the OSR land (A1 to A7) was handed over to the local body by the document no.9821/2024 dated : 10.12.2024
- Environmental Clearance is to be obtained before commencement of construction.
- As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
- 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.

- 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.
- 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.
- 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 orpremises 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
    d. .
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.

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

To:
The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to:

1.M/s.Radiance Reality Developers Private Ltd., (POA),
Mr.K.Kandavadivel(Principal),
331,Ramanis Mayuri Colony,
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Coimbatore-641049,
Ph- 9976095779
E- Mail Id- Bharani@Radiancerealty.In

2. The Chair Person,
Tamilnadu Real Estate Regulatory Authority,
CMDA Tower – II 1st Floor, No.1A,
Gandhi Irwin Bridge Road,
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