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PROCEEDINGS OF THE MEMBER SECRETARY/ JOINT DIRECTOR (FAC)
COIMBATORE LOCAL PLANNING AUTHORITY
MBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT :THIRU.G.PURUSHOTHAMAN, B.E., M.PLAN.,
ASSISTANT DIRECTOR
SWP Building Plan Application – Planning Permission

Online Building Plan Application No - Planning permission

Application Number - **SWP/BPA/ 0331920 /2024**

Sir,

Subject:

HRB- Residential Building– District Town and Country planning – Local Planning Authority - Coimbatore District/ Corporation – Vilankurichi Village - Old S.F.Nos: 31/3B1B, 3C1 & 4B, New S.F.Nos. 31/3B1B3, 3C1C & 4B with a total site extent of 6464.00 Sq.m (as Per Patta) - Total FSI area is 15658.51sqm - Technical clearance issued from Director, directorate of town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Regarding

Reference :

1. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter No: **SWP/BPA/0331920/2024** Dated:17.02.2025
2. Applicant. M/s. Renaatus Projects Private Limited Online Application, No.**SWP/BPA/0331920/2024** dated 20.08.2024
3. Assistant Director / Joint Director (FAC), Coimbatore District Town and country Planning office, Inspection Report of Online Application No.**SWP/BPA/0331920/2024,** Dated: 01.09.2024.
4. HRB Meeting held on 28.10.2024.(Agenda No.9)Technical Concurrence was issued by Director of Town and Country Planning Office, Chennai Proceedings Online Application No.**SWP/BPA/ 0331920/2024** Dated:17.02.2025. (Technical Concurrence No.**75/2025**)
5. G.O.No.86,Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85,Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.No.01,Housing and Urban Development Department, Dated: 05.01.2021

8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
9. G.O.No.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
10. G.O.No.54 Housing and Urban Development Department, Dated: 12.03.2020
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. G.O.No:95 Housing and Urban Development Department,UD4(1) Dated: 04.08.2023.
16. Environmental Clearance (EC),Identification No. EC24C3801TN5980287N, File NO.11509 Category:B2, Dated: 02.02.2025
17. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No. 18789/C1/2024, dated:26.12.2024 PP Noc.No.240 / 2024.
18. DGP/Director, Tamil Nadu Fire and Rescue Services Department, K.Dis.No.791/C1/2025, Dated:07.02.2025 (Amendment for PP Noc.No.240 / 2024)
19. Airport Authority of India NOC ID No. COIM /SOUTH/B/ 112624/1376712, Dated: 09.12.2024.
20. Demand Payment Request Letter, Dated: 04.03.2025.
21. Applicant M/s.Renaatus Projects Private Limited., demand remittance letter dated: 04.03.2025 & 17.03.2025.
22. District Town and Country Planning , Coimbatore Local Planning Authority Resolution No-02/2025 Date- 01.03.2025

Fees Details

1.	Centage Charges for land	Rs. 900.00	Dt.17.03.2025
2.	Centage Charge for Building	Rs. 15000.00	Dt.17.03.2025
3.	Infrastructure and Amenities Charges	Rs. 8822210.00	Dt.17.03.2025
4.	CC Charges	Rs. 233558.00	Dt.17.03.2025
5.	Security Deposit Charges	Rs. 4411105.00	Dt.17.03.2025
6.	Display Board Charges	Rs. 10000.00	Dt.17.03.2025
7.	Shelter Charges	Rs. 1595230.00	Dt.17.03.2025
8.	Premium FSI Charges	Rs. 12521924.00	Dt.17.03.2025
9.	Development Charges for Land	Rs. 25880.00	Dt.17.03.2025
10.	Development Charges for Building	Rs. 434000.00	Dt.17.03.2025
11.	OSR Charges	Rs. 7023380.00	Dt.04.03.2025

Body of the letter:

With reference to the 2nd Cited letter, the applicant. M/s.Renaatus Projects Private Limited, has requested for the approval of proposed construction of High Rise Residential Building in Coimbatore District, Coimbatore North Taluk / LPA / Corporation, Vilankurichi Village, Old S.F.Nos: 31/3B1B, 3C1 & 4B, New S.F.Nos. 31/3B1B3, 3C1C & 4B with a total site extent of 6464.00Sq.m (as Per Patta) and total FSI Area is 15658.51 Sq.m.

The above HRB Residential Building proposal was placed in High Rise Building Panel meeting held on 28.10.2024. The subject was discussed and suggestions of High Rise Building panel were obtained.

Assistant Director/ Joint Director (FAC), Member Secretary, Coimbatore Local Planning Authority, District Town and Country Planning Office, Coimbatore has recommended the proposal with a site inspection remarks.

Based on the Assistant Director / Joint Director(FAC), Member Secretary recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to M”

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: 75/2025**.

With reference to the letter 21st cited, Demand was issued to the applicant on 04.03.2025. Applicant remitted the required fees and submitted remittance letter in this office on 04.03.2025 & 17.03.2025.

The area statement for the High Rise Residential Building details

Area of Site – 6464 sqm (As per patta)
Area of Site - 6248.04 sqm (super imposed Area)

Sl.No.	Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Deduction area in Sq.m	Total Build up area in Sq.m	Number of Dwelling Units
1	Basement Floor	-	4064.04		4064.04	Parking
	Stilt Floor (Shop)	85.23	-			Shop
	Stilt Floor	282.70	1855.52		2138.22	Parking
	Floor-1 (Residential)	1643.86	-	106.80	1823.96	16 Units
	Floor-1 (Amenities)	180.10	-	-		-
	Floor-2 (Residential)	1643.86		106.80	1823.96	16 Units
	Floor-2 (Amenities)	180.10	-	-		-
	Floor-3 (Residential)	1646.05	-	105.75	1759.58	16 Units
	Floor-3 (Amenities)	113.53	-	-		-
	Floor-4	1647.18		218.12	1647.18	16Units
	Floor-5	1647.18		218.12	1647.18	16Units
	Floor-6	1647.18		218.12	1647.18	16Units
	Floor-7	1647.18		218.12	1647.18	16Units
	Floor-8	1647.18		218.12	1647.18	16Units
	Floor-9	1647.18		218.12	1647.18	16Units
	Terrace Floor	-	101.81	-	101.81	-
2	Security Room	-	9.10		9.10	
	Total	15658.51	6030.47	1628.07	21688.98	144 Units

Total FSI Area= **15658.51sq.m**

OSR -1 Paid 10% land area against guideline value dated 04.03.2025
And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No:159/2025** and Duration of Permission from **02.04.2025 to 01.04.2033** (8Years) has been accorded with the following special condition:

Special Conditions

1. As per reference 15th cited Government order and 14th cited circular, Open space reservation charges as per guide line value paid by the applicant on 04.03.2025.

2. Structural Design report and drawing for the entire structure from PWD is obtained on 27.03.2025

3. 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.

4. Conditions stipulated in the Noc cited in the reference 17 & 18 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

5. Conditions stipulated in the Noc cited in the reference 19th issued by Airport Authority of India is to be followed scrupulously.

6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

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

8. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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.

9. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 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.

Condition:

1. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.

2. 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.

3. 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.

4. 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 concern can cancel or revise the planning permission issued.

5. 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.

6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

8. 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.

9. 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.

10. Mosquito netting to be provided at OHT and well.

11. 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.

12. Fly Ash bricks and Materials to be used Mandatory.

13. As per GO 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 municipality engineer details at the place of construction.

14. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

16. 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.

17. 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.

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

19.Fire rescue equipment should be provided as per Rules.

20. As per GO No 341 MAWS dated 03.11.2004 “U” Trap in the septic tank design to be provided.

21. Fly Ash bricks and Materials must be used for construction.

22. 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 municipality engineer details at the place of construction.
Encl: Building Plan Map

Member Secretary / Joint Director (FAC)
Coimbatore Local Planning Authority
Coimbatore

To:
The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:

1. M/s. Renaatus Projects Private Limited
   No.139, Vibgyor,
   Kodambakkam High Road,
   Nungampakkam,
   Chennai- 600034
   Mobile Number-9092510565
   E-mail Id-realty@renaatus.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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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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