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)CEEDINGS OF THE MEMBER SECRETARY/ JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
IMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT : THIRU.R.RAJAGURU., M.Tech.,
ASSISTANT DIRECTOR
SWP Building Plan Application – Planning Permission
Application No - SWP/BPA/278304/2024

Sir,

Subject :

Commercial (Office) Building - Office of the District Town and Country Planning - Coimbatore LPA - Coimbatore South Zone - Ward No.AA(27) – Block No.02 - Sowripalayam Village - T.S Nos:201/1, 6, 7, 8, 9 & 203/3 for an extent of site area 1825.20 sqm - Proposed Commercial (Office) building for FSI area 3916.30 sqm - Technical clearance issued by the Director of Town and Country Planning - Planning Permission issued - forwarded for further action - Reg.

Reference :

1. Applicant. **M/s.SANBRIX PROPERTIES PRIVATE LIMITED,** Coimbatore Online Application No. SWP/BPA/278304/2024, Dated: 28.06.2024
2. The Director, Directorate of Town and Country Planning Technical Concurrence issued for SWP Building Application No.: SWP/BPA/278304/2023 Dated: 21.08.2024.
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
9. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O.(MS) No: 01, Housing and Urban Development UD4(1) Department Dated: 02.01.2023
11. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.
12. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 21075/2009/PA1, Dated: 27.06.2012.
13. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 12201/2017/PA1, Dated: 22.09.2017.

14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
16. District Officer, Fire and Rescue Department Coimbatore Licence Letter K.Dis.No.12520/E1/2024, Dated:28.06.2024.
17. Demand payment Request Letter, Dated:30.08.2024 & 24.09.2024
18. Applicant **M/s.SANBRIX PROPERTIES PRIVATE LIMITED,** OSR & Demand remittance letter Dated:18.09.2024 & 25.09.2024.
19. Road Handover Document No.3948/2024, Date:13.09.2024.

Fees Paid Details:

Sl.No	Description	Amount	Date
1.	Centage Charge for Building	Rs. 10000.00	Dt: 26.09.2024
2.	Infrastructure and Amenities Charges	Rs. 1116345.00	Dt: 26.09.2024
3.	CC Charges	Rs. 63631.00	Dt: 26.09.2024
4.	Premium FSI Charges	Rs. 1444737.00	
5.	Security Deposit	Rs. 558173.00	Dt: 26.09.2024
6.	Display Board Charges	Rs. 1500.00	Dt: 26.09.2024
7.	Development Charges for Building	Rs. 236480.00	Dt: 26.09.2024
8.	Development Charges for Land	Rs. 14608.00	Dt: 26.09.2024
9.	Centage Charge for Land	Rs. 1800.00	Dt: 26.09.2024
10.	Shelter Charges	Rs. 119086.00	Dt: 26.09.2024
11.	OSR Charges	Rs. 1974798.00	

Order

The Proposal received in the reference 1st cited letter, the applicant has requested for the Proposal of Commercial (Office) Building in Coimbatore LPA, Coimbatore South Zone, Ward No.AA(27), Block No.02, Sowripalayam Village, T.S Nos:201/1, 6, 7, 8, 9 & 203/3 for an extent of site area 1825.20 sqm

With reference to the 2nd cited, Technical Clearance was issued by the Director of Town and Country Planning for the Commercial (Office) building along as per Building conditions mentioned below and the Technical concurrence numbered as **B.P/DTCP No.376/2024** on .

In the continuation, With reference to the 17th cited, Demand was issued to the applicant on 24.09.2024. Applicant remitted the required fees and submitted remittance letter in this office on 25.09.2024.

Therefore, with reference to the 2, 17 and 18 cited. Planning permission is issued for the above Proposed of Commercial (Office) Building under section 49 of Town and Country Planning Act 1971. The planning permission numbered as **Planning Permission No: 607/2024** and Duration of Permission from **26.09.2024 to 25.09.2032** (8 Years).

Proposed Building Area Details

Area of Site – 1825.20 Sqm

Building details: Commercial (Office) Building

Sl.No.	Description	FSI (Sq.m)	Non-FSI (Sq.m)	Total (Sq.m)
1	Basement Floor	36.70	940.10	976.80
2	Stilt Floor	-	969.90	969.90
3	First Floor	969.90	-	969.90
4	Second Floor	969.90	-	969.90
5	Third Floor	969.90	-	969.90
6	Fourth Floor	969.90	-	969.90
7	Terrace Floor (Head Room + OHT)	-	81.90	81.90
8	Security Room	-	3.00	3.00
	Total Area	**3916.30**	**1994.90**	**5911.20**

The Planning permission issued with the following Special and General Conditions:-

Special condition:

1. In the site plan earmarked as "1 to 4" -242.80 Sq.m, 9.10m wide corporation road area to be gifted to the concerned local body wide document no: 3948 /2024 Dated:13.09.2024.
2. As per rule 35(b) explanation-2(20)(d) of TNCDBR- 2019, during construction of the basement floor it shall be the sole responsibility of the building permit holder to ensure that the building or the structure in the adjoining sites are not weekened or damaged.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. 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.

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

4 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.

5 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 fr the applicant's entitlement to develop in the site.

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

7 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 are 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 Trap in the septic tank design to be provided.

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

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

13. 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 professionals 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.

Encl: Building Plan Map

Member Secretary /Joint Director (i/c),
Coimbatore local Planning Authority,
Coimbatore.

To:

The Commissioner,
Coimbatore Corporation,
Coimbatore.

Copy to:

G.Manoharan,
M/s.Sanbrix Properties Private Limted,
M.Subramaniam (General Manager - Power Agent),
Sanbrix Square, D.No:70,
East Power House Road,
11th Street, Tatabad,
Coimbatore - 641 012.
Mobile Number-9655008064
Email Id- info@sanbrix.com

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.09.28 12:44:49



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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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