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PROCEEDINGS OF THE MEMBER SECRETARY/ JOINT DIRECTOR (i/c)

COIMBATORE LOCAL PLANNING AUTHORITY

3ATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : THIRU.R.RAJA GURU,M.Tech.,

ASSISTANT DIRECTOR,

MEMBER SECRETARY/ JOINT DIRECTOR(i/c)

Online Building Plan Application – Planning Permission

Application Number : : SWP/BPA/031837/2023

Sir,

Subject: : Residential Building- District Town and Country Planning Office - Coimbatore District –Coimbatore Local Planning Authority - Coimbatore Corporation, Coimbatore north taluk, Vilankurichi Village, Ward No-Z(26), Block No-04– T.S.No.3/11, (Old S.F.No:377/2pt and 379/1Apt) for an extent of Site area 4856.00 Sqm - Proposal of Residential building for FSI area 12557.45 sqm – Technical Concurrence issued by Directorate of Town and Country planning Office - Planning Permission issued - forwarded for further action - Reg.

Reference:

1.	Directorate of Twon and Country Planning office proceeding letter No SWP/BPA/031837/2023, Dated:11.01.2024
2.	M/s. Town and City Developers, Online Application Reference No. SWP/BPA/031837/2023, Received Dated: 10.10.2023
3.	Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/031837/2023, Dated:25.11.2023..
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 and Water 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 Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
11.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
12.	Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
13.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
14.	G.O.(Ms).No.95, Housing and Urban Development Department, Dated: 04.08.2023.
15.	Demand payment Request Letter, Dated: 09.03.2024

16.	Applicant M/s. TOWN AND CITY DEVELOPERS, Demand remittance letter Dated 05.02.2024 and 21.03.2024

Fees Details

Centage Charge for Building	Rs. 16000..00
Infrastructure and Amenities Charges	Rs3579030.00
Security Deposit Charges	Rs. 1789515.00
CC Charges	Rs 225937.00
Display Board Charges	Rs 1500.00
Development Charges for Building	Rs. 419840..00
Development Charges for Land	Rs. 19424.00
Centage Charges for land	Rs.300.00
OSR Fees	Rs. 1179136.00

Body of the letter:

. With reference to the 1st Cited letter, With reference to the 1st Cited letter, the applicant M/s. Town and City Developers has requested for the approval of residential building at Coimbatore District Coimbatore Corporation, Coimbatore north taluk, Vilankurichi Village, Ward No-Z(26), Block No-04– T.S.No.3/11, (old S.F.No:377/2pt and 379/1Apt) for an extent of Site area 4856.00 Sqm - Proposal of Residential building for FSI area 12557.45 sqm. The Assistant Director / Member Secretary / Joint Director (i/c) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Member Secretary / Joint Director (i/c) recommendation, the applicant request has been accepted and the boundary of the site has been marked as “A to H”. 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:20 / 2024 by Directorate of Town and Country Planning office under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No:20 / 2024.

With reference to the letter 15 cited, Demand was issued to the applicant on 09.03.2024. Applicant remitted the required fees and submitted remittance letter in this office on 05.02.2024 and 21.03.2024

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

Area of Site – 4856.00sq.m

Building details: Residential Building

Floor Details	FSI (Sqm)	Type of building Use)
Block A		
Basement Floor	-	Parking
Stilt Floor	45.71	Staircase, Lift, Parking, Meter panel room, Drivers bath /Wc
First Floor	1413.63	18 Residential
Second floor	1413.63	18 Residential
Third Floor	1413.63	18 Residential
Fourth Floor	1413.63	18 Residential
Fifth Floor	1413.63	18 Residential
Terrace Floor		
Block B		
Basement Floor	-	Parking
Stilt Floor	16.79	Staircase, Lift, Parking, Meter panel room, Drivers bath /Wc
First Floor	1085.36	14 Residential
Second floor	1085.36	14 Residential
Third Floor	1085.36	14 Residential
Fourth Floor	1085.36	14 Residential
Fifth Floor	1085.36	14 Residential
Total	12557.45	160 units

Total FSI area - 12557.45 **Sq.m**

The boundary of the site marked as ABGH extent of an area 84.10 Sqm shown in the site plan handed over to the Concern local body through Gift Deed Document No 2034/2024 dated: 16.3.2024 and Rectification deed No 3043/2024 dated 27.04.2024.

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No 265/2024** and Duration of Permission from **06.05.2024** to **05.05.2032** (8Years) has been accorded with the following special condition:

1. 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 weakened or
2. damaged. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. 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.
4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. 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.
6. 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.
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. 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.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.
10. 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 WaterSupply, 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 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.

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 (i/c)
Coimbatore Local Planning Authority
Coimbatore

To:
The Commissioner
Coimbatore Corporation
Coimbatore

Copy To:
1.M/S.Town and City Developers
No.126, Arts College Road
Annuperpalayam
Coimbatore- 641018
Mobile Number:7358715960
Email Id: liaison@townandcitydevelopers.com

2.The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore



our services doesn't just end there

Buying & Selling Services

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Legal & Documentation Services

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Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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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