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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

MBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: R. RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number - SWP/BPA/0126213/2024

Sir,

Subject: NHRB - Residential and Commercial Building – DTCP- Chennai –107 – Coimbatore District, Coimbatore - Coimbatore LPA / Corporation, Singanallur DD Plan No.19, Sowripalayam Village in T.S.No.1/2 (Old S.F.No.381pt), Ward No.AA- Block No.2 with a Site Area of 12704sq.m - FSI Area of 16266.90sq.m Technical clearance issued from Director, directorate of town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference:

1. Applicant. M/s.Casa Grande Coimbatore LLP, Online Application Reference No. SWP/BPA/0126213/2024, Dated: 12.02.2024
2. Director, directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 16.05.2024
3. LPA Meeting Resolution No- 03 dated: 15.06.2024
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 WaterSupply, 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/PA2, Dated:16-04-2009.
11. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/PA1, Dated:27-06-2012.
12. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/PA1, Dated:22-09-2017.
13. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
15. Demand payment Request Letter, Dated: 22.05.2024
16. Applicant M/s.Casa Grande Coimbatore LLP Coimbatore demand remittance letter dated: 29.05.2024

Fees Details

Centage Charge for Building	-	Rs. 18500. 00
Centage for Land	-	Rs. 300. 00
Development Charge for Building	-	Rs. 508300. 00
Development Charge for Land	-	Rs. 57016.00
Infrastructure and Amenities Charges	-	Rs. 4636095. 00
Security Deposit	-	Bank Guarantee Number 035 0N DD G 0000 0825 – Rs 23,18,048 /- valid date : 24.05.2024 to 23.05.2032)
Display Board Charges	-	Rs. 1500. 00
CC Charges	-	Rs. 228768. 00
Shelter Charges	-	Rs. 3142024. 00
Premium FSI Charges	-	Not Applicable
OSR Charges	-	Provided

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Residential and Commercial building in Coimbatore District/ corporation, Singanallur DD Plan No.19, Sowripalayam village, Ward No-AA, Block No-02, Old S.F. No-381 part,

T.S.No- 1/2 - for an extent of 12704.00 Sq.m . The site has been marked as "1 to 23 " and concurrence for site issued vide and The Director, Directorate of Town and Country Planning Department, Chennai Clearance for the proposed Residential and Commercial building FSI Area 16266. 90 sq.m with Building Plan No **B.P/DTCP No. 216 /2024. This Office Planning Permission No- 377 'அ'முதல'ஓ' வரை /2024. And Duration** from 15.06.2024 to 14.06.2032 (8Years). Planning Permission has been issued with the following common and special conditions.

Area of Site - 12704.00 Sq.m

Building details : Residential and Commercial Building Area Statement:

S1. No.	Floor Name	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built up Area in sq.m	OTS and Duct Deduction	No.of Dwelling Units.
1	**Security Room**					
	Ground Floor	--	5.76	5.76	--	--
2	**Block - 1**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	
	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	
3	**Block - 2**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	
	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	
4	**Block - 3**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	

	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	
5	**Block - 4**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	
	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	
6	**Block - 5**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	
	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	
7	**Block - 6**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	
	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	
8	**Block - 7**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	
	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	

9	**Block – 7A**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	
	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	
10	**Block - 9**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	
	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	
11	**Block - 10**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	
	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	
12	**Block - 11**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	
	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	
13	**Block - 12**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	

	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	**410.59**	**--**	**410.59**	**60.46**	
14	**Block – 12A**					
	Ground Floor	129.03	--	129.03	--	1
	Parking Area	37.42	--	37.42	--	
	First Floor	144.40	--	144.40	22.05	
	Second Floor	99.74	--	99.74	38.41	
	Sub Total	410.59	--	410.59	60.46	
	Sub Total (A)	**5337.67**	**5.76**	**5343.43**	**785.98**	**13**
15	**Security Room-2**					
	Ground Floor	**--**	**5.76**	**5.76**	**--**	--
	Block – 14 & Club House					
16	Combined Basement + STP & WTP Pump Rooms	278.74	2919.56	3198.30	--	--
	Ground Floor (Club House)	190.49	--	190.49		
	Ground Floor (Apartment)	1025.85	--	1025.85	76.66	5
	First Floor	1204.55		1204.55	279.32	6
	Second Floor	1204.55		1204.55	79.94	6
	Third floor	1204.55		1204.55	79.94	6
	Fourth Floor	1204.55		1204.55	79.94	6
	Fifth Floor	1204.55		1204.55	79.94	6
	Terrace Floor	--	41.30	41.30		
	Sub Total (B)	**7517.83**	**2966.62**	**10484.45**	**675.74**	**35**

17	**Security Room - 3**					
	Ground Floor	--	5.76	5.76		
18	**Block – 15 & Commercial**					
	Ground Floor	310.12	465.20	775.32		
	First Floor	775.32	--	775.32		
	Second Floor	775.32	--	775.32		
	Third Floor	775.32	--	775.32		
	Fourth Floor	775.32	--	775.32		
	Terrace Floor	--	82.17	82.17		
	Sub Total (C)	3411.40	553.13	3964.53		
	Total (A+B+C)	**16266.90**	**3525.51**	**19792.41**	**1461.72**	**48 Dwelling Units**

Total FSI Area ; 16266.90 sq.m

Special Conditions

- 10% percent Osr area 1139.46 sq.m (marked 'A' to 'G') Hand overded to Local Body vide Gift deed Document No: 2304/2024 Dated: 29.05.2024
- Singanallur DD Plan No-19 Scheme Road "B-B" (Marked as 1 to 15) 1582.11 sq.m and Scheme Road "B1-B1" (marked as 16 to 19) 67.31 sq.m are to be hand overed to local body vide Gift deed Document No: 2304/2024 Dated: 29.05.2024.
- 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.
- 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.
- Applicant should obtain consent from Tamil Nadu Pollution control Board UnderSection 25 of the Water Act 1974 for discharge of sewage.
- 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.
- According to letter No .8557/2019/GRdated:08.05.2019,this order is passed subject to the outcome of the writ petition WP(MD) No. 8948 / 2019.
- According to G.O No 18 Department of Municipal Administration and WaterSupply, 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 responsiblefor 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 with in 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
1.If the the details given by the applicant is found to be false(or)
2. If the applicant fails to follow the rules and Norms, the Member Secretary 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.

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 MAWS 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.

Member secretary / Joint Director(I/c)
Coimbatore District Town and Country planning Office,
Coimbatore

To,:

The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to:

M /s Casa Grande Coimbatore LLP ,
Sri Dwaraka, 2nd floor, 1-A, B.R. Nagar Main Road,
Singanallur Post,
Coimbatore -641005

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.06.15 16:11:59



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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