Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

**Official Property Record**

Digitally Verified Record - Powered by Verified RealEstate™



**DIRECTORATE OF TOWN AND COUNTRY PLANNING**

**Online Building Plan Application – Technical Concurrence**

Application Number :SWP/BPA/0296162/2024

Sir/Madam,

Subject : NHRB - Residential Building – DTCP-Chennai –107 – Coimbatore District / LPA – North Taluk – Villakurichi Village in T.S.No.22, (Old Survey No.473/2E) Ward No. Y (25),Block No.21 and T.S.No.21/5,(Old Survey No.473/2Fpt) Ward No. Y (25),Block No.21 - with a Site Area of 8786.10sq.m (As per patta) - FSI Area of 20981.10sq.m - Technical Concurrence issued-Forwarded for further action - Regarding.

Reference :

1. Applicant. M/s.Jagannaath Properties, Online Application Reference No.SWP/BPA/0296162/2024, Dated:17.07.2024.
2. Assistant Director / Joint Director (i/c) / Member Secretary, Coimbatore LPA, District Town and Country Planning Office, Coimbatore Inspection Report of Online Application No.SWP/BPA/0296162/2024, Dated:23.07.2024.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85,Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.1,Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.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.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. G.O. No.95,Housing and Urban Development Department, UD4 (1), Dated: 04.08.2023.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated:14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.

------x------

**Order**

1.With reference to the 1st Cited letter, the applicant M/s.Jagannaath properties, has requested for the approval of proposed construction of Non High Rise Residential Building in Coimbatore District / LPA – North Taluk – Villakurichi Village in T.S.No.22, (Old Survey No.473/2E) Ward No. Y (25),Block No.21 and T.S.No.21/5,(Old Survey No.473/2Fpt) Ward No.Y (25),Block No.21 in a site area of 8786.10sq.m with a FSI Area of 20981.10sq.m.

The Joint Director (i/c) / Member Secretary, Coimbatore LPA, District Town and Country Planning Office, Coimbatore has recommended the proposal with a site inspection remarks.

Based on the Joint Director(i/c) / Member Secretary recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to I".**

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: 455 /2024.**

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

Area of the Site – 8786.10sq.m (As per patta)

| Sl. No. | Building Details | FSI Area | Non FSI Area | Total Built Up Area | Dwelling unit |
|---|---|---|---|---|---|
| 1 | **Block – A** | | | | |
| | Stilt Floor | - | 1388.96 | 1388.96 | Parking |
| | First Floor | 1160.98 | 227.98 | 1388.96 | 16 |
| | Second Floor | 1160.98 | 227.98 | 1388.96 | 16 |
| | Third Floor | 1160.98 | 227.98 | 1388.96 | 16 |
| | Fourth Floor | 1160.98 | 227.98 | 1388.96 | 16 |
| | Fifth Floor | 1160.98 | 227.98 | 1388.96 | 16 |
| | Head Room | - | 43.48 | 43.48 | - |
| | **Sub Total** | **5804.90** | **2572.34** | **8377.24** | **80** |
| | **Block – B** | | | | |
| 2 | Stilt Floor | - | 1225.06 | 1225.06 | Parking |
| | First Floor | 1049.92 | 175.14 | 1225.06 | 14 |
| | Second Floor | 1049.92 | 175.14 | 1225.06 | 14 |
| | Third Floor | 1049.92 | 175.14 | 1225.06 | 14 |
| | Fourth Floor | 1049.92 | 175.14 | 1225.06 | 14 |
| | Fifth Floor | 1049.92 | 175.14 | 1225.06 | 14 |
| | Head Room | - | 43.48 | 43.48 | - |
| | **Sub Total** | **5249.60** | **2144.24** | **7393.84** | **70** |
| | **Block – C** | | | | |
| 3 | Stilt Floor | - | 1220.12 | 1220.12 | Parking |
| | First Floor | 1040.10 | 180.02 | 1220.12 | 14 |
| | Second Floor | 1040.10 | 180.02 | 1220.12 | 14 |
| | Third Floor | 1040.10 | 180.02 | 1220.12 | 14 |
| | Fourth Floor | 1040.10 | 180.02 | 1220.12 | 14 |
| | Fifth Floor | 1040.10 | 180.02 | 1220.12 | 14 |
| | Head Room | - | 43.48 | 43.48 | - |
| | **Sub Total** | **5200.50** | **2163.70** | **7364.20** | **70** |

| | | | | | |
|---|---|---|---|---|---|
| | **Block – D** | | | | |
| 4 | Stilt Floor | - | 1119.59 | 1119.59 | Parking |
| | First Floor | 945.22 | 174.37 | 1119.59 | 14 |
| | Second Floor | 945.22 | 174.37 | 1119.59 | 14 |
| | Third Floor | 945.22 | 174.37 | 1119.59 | 14 |
| | Fourth Floor | 945.22 | 174.37 | 1119.59 | 14 |
| | Fifth Floor | 945.22 | 174.37 | 1119.59 | 14 |
| | Head Room | - | 43.48 | 43.48 | - |
| | **Sub Total** | **4726.10** | **2034.92** | **6761.02** | **70** |
| | Total | **20981.10** | **8915.20** | **29896.30** | **290** |

**Total FSI Area : 20981.10sqm**

**FSI Achieved : 2.38**

**All the Dwelling Units Carpet Area is below 90sqm, Hence Premium FSI Charges not applicable as per TNCD&BR-2019 rule 35 explanation 2,sub rule 24 (a).**

The Technical Concurrence issued with the following Special and General Conditions: -

**Special Conditions**

1. Environmental clearance is to be obtained before commencement of construction.
2. As per reference 9th cited GO and 13th cited circular, Open space reservation area charges is to be collected from applicant before issue of planning permission.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.

8. 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.

**General Conditions**

1. Solar water heating system to be provided to the proposed residential building. Solar photo voltaic panels to be erected at the 1/3rd portion of total terrace area.

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

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

4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and WaterSupply,Dated:04.02.2019& 31.01.2020.

5. 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.

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

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

8. As per GO No.341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

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

10. 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 professional's details including quality auditor details at the place of construction.

11. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

Director of Town and Country Planning

**To,**
The Joint Director (i/c) / Member Secretary,
Coimbatore LPA,
District Town and Country planning office,
Coimbatore District.



## our services doesn't just end there

### Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

### Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

### Property Development & Approvals

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

### NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

### Compliance & Special Services

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

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate