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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: R.RAJAGURU M.Tech.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number - SWP/BPA/**0080235/2023**

Sir,

Subject : Group Development - Residential Building – District Town and Country planning - Local Planning Authority - Coimbatore District – Coimbatore North Taluk-Somayampalayam village - S.F.No.459/1A, 1B1, 2B, 2C1, 460/1A, 3A1, 3B, 461/1A, 2A1, 2B1 for an extent of 36617.00 Sq.m – proposal of Residential building of FSI Area 26406.57 Sq.m Technical clearance issued from Director, directorate of town and Country Planning, Chennai - Planning Permission Issued- forwarded for further action - Reg.

Reference :

1. M/S. Ananya Shelters Private Ltd., Represented by its Managing Director Mr. Yuvaraj , Coimbatore Online application No.SWP/BPA/0080235/2023 Dated: 14.12.2023
2. Director, directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 04.01.2024
3. DTCP Proceeding Roc No-14741/2020/TCP-3 dated: 13.10.2020
4. This office Roc No 3453/2020/LPA dated: 21.10.2020
5. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.18, Department of Municipal Administration andWaterSupply,Dated:04.02.2019.
9. G.O.16, Department of Municipal Administration and

WaterSupply,Dated:31.01.2020

10. G.O.54 Housing and Urban Development Department, Dated: 12.03.2020
11. Circular from the Commissioner of Town and Country Planning,Roc No.7486/2009/BA2, Dated:16-04-2009.
12. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/BA1, Dated:27-06-2012.
13. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/BA1, Dated:22-09-2017.
14. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated:14-12-2017.
15. Assistant Director (Spl cell), Geology and Mining Recommendation letter No. K.Dis.No.1120/Mines /2023 dated – 14.11.2023
16. Chief Engineer , Agriculture Engineering Department , letter mo. MAA PAA (KA1) 1/45600/2023 dated : 01.12.2023
17. Principal Chief Conservator of Forests (Head of ForestsForce) Letter No.K.Dis.No.33306/2023 dated : 27.11.2023
18. Revenue Divisional Officer , Coimbatore South, Rc.No.7135/2023/A1, dated : 24.11.2023
19. The President, Somayampalayam Panchayat , Letter dated : 10.01.2024
20. Local Planning Authority Meeting Resolution no.07 Dated :20.01.2024
21. Demand payment Request Letter, Dated: 29.03.2023
22. Applicant M/S. Ananya Shelters Represented by its Managing Director Mr. Yuvaraj , Coimbatore demand remittance letter dated :17.02.2023

Fees Details

Centage Charge for Building	-	Rs. 12000.00	Dated:12.01.2024
Centage for Land	-	Rs. 300.00	Dated:12.01.2024

Development Charge for Building	-	Rs. 1,71,396.00	Dated:12.01.2024
Development Charge for Land	-	Rs. 48,701.00	Dated:12.01.2024
Infrastructure and Amenities Charges	-	Rs.75,25,995.00	Dated:12.01.2024
Security Deposit	-	Rs. 37,62,998.00	Dated:12.01.2024
Display Board Charges	-	Rs. 1500.00	Dated:12.01.2024
CC Charges	-	Rs. 2,93,346.00	Dated:12.01.2024
Shelter Charges	-	Rs. 1,09,506.00	Dated:12.01.2024

ORDER

With reference to the 1st Cited letter, applicant has requested for the approval of Revised Residential building in Coimbatore District, Coimbatore North Taluk, Somaiyampalayam village , S.F.No.459/1A, 1B1, 2B, 2C1, 460/1A, 3A1, 3B, 461/1A, 2A1, 2B1 for an extent of 36617.00 Sq.m The site has been marked as "A to K" & "L to Z" and concurrence for site issued vide this Director, Directorate of Town and Country Planning Department, for Residential building FSI Area 26406.57 sqm with Building Plan No **B.P/DTCP No. 05/2024 .**

This Office Planning Permission No- 24/2024 and Duration from **20.01.2024 to 19.01.2032 (8 Years).** Planning Permission has been issued with the following common and special conditions.

Area of Site - 36617.00 Sq.m

DD Plan scheme road to be gifted Area : 198.63 sqm

Site Area after Deduction of Scheme road Area : 36418.37 sqm

Proposed Building details

Description	FSI (Sqm)	Non FSI Area	Total Build up Area (Sqm)	No of Dwellings
TYPE – A - VILLA No : 5,7,8,13,14,15,16,21,22 & 47				

[Number of Dwelling – 10 Nos.]				
Ground Floor	164.84	-	164.84	1
First Floor	125.16	-	125.16	-
Terrace Floor	---	8	8	-
Total	290	8	298	1
VILLA – 10 Nos. – TOTAL AREA	**2900**	**80**	**2980**	**10**

TYPE – B, VILLA Nos. : 2,3,9,10,11,12,17,18 & 24 [Number of Dwelling – 9]				
Ground Floor	167.18	-	167.18	1
First Floor	132.71	-	132.71	-
Terrace Floor	---	8	8	-
Total	299.89	8	307.89	1
VILLA – 9 Nos. – TOTAL AREA	**2699.01**	**72**	**2771.01**	**9**

TYPE – C – VILLA No. : 6 & 63 [Number of Dwelling – 2]				
Ground Floor	153.55	-	153.55	1
First Floor	126.42	-	126.42	-
Terrace Floor	---	8	8	-
Total	279.97	8	287.97	1
VILLA – 2 Nos. – TOTAL AREA	**559.94**	**16**	**575.94**	**2**

TYPE – D – VILLA Nos. : 1 & 23 [Number of Dwelling – 2]				
Ground Floor	167.18	-	167.18	1
First Floor	132.71	-	132.71	-
Terrace Floor	---	8	8	-
Total	299.89	8	307.89	1

VILLA – 2 Nos. – TOTAL AREA	**599.78**	**16**	**615.78**	**2**

TYPE – E – VILLA Nos. : 30,31,32,33,34,41,42,43,44,45,46,56,57,58,59,60,61,62, 70,71,72,73,74,75,82,83,84,85,86 & 87 **[Number of Dwelling – 30]**				
Ground Floor	133.78	-	133.78	1
First Floor	113.31	-	113.31	-
Terrace Floor	---	8.94	8.94	-
Total	247.09	8.94	256.03	1
VILLA – 30 Nos. – TOTAL AREA	**7412.7**	**268.2**	**7680.9**	**30**

TYPE – F – VILLAT Nos. 4,25,26,27,28,29,35,36,37,38,39,40,48,49,50,51,52,53,54,55,64,65,66,67,68,69,76, **77, 78,79,80,81,88 & 89** **[Number of Dwelling – 34]**				
Ground Floor	131.15	-	131.15	1
First Floor	107.63	-	107.63	-
Terrace Floor	---	8	8	-
TOTAL	**238.78**	**8**	**246.78**	**1**
VILLA – 34 Nos.– TOTAL AREA	**8118.52**	**272**	**8390.52**	**34**

TYPE – G – VILLA Nos. : 19 **[Number of Dwelling – 1]**				
Ground Floor	185.99	-	185.99	1
First Floor	138.13	-	138.13	-
Terrace Floor	---	9.66	9.66	-
TOTAL	**324.12**	**9.66**	**333.78**	**1**

TYPE – H – VILLA No. : 20

[Number of Dwelling – 1]				
Ground Floor	205.25	-	205.25	1
First Floor	127.22	-	127.22	-
Terrace Floor	---	8.29	8.29	-
TOTAL	**332.47**	**8.29**	**340.76**	**1**

GYM				
Ground floor	362	-	362	-
First Floor	362	-	362	-
Second Floor	362	-	362	-
Third Floor	362	-	362	-
Fourth Floor	362	-	362	
Terrace floor	---	52.19	52.19	-
TOTAL	**1810**	**52.19**	**1862.19**	**-**

OFFICE BLOCK				
Basement Floor	268.95	-	268.95	-
Ground Floor	268.95		268.95	
First Floor	268.95	-	268.95	-
Second Floor	268.95	-	268.95	-
Third Floor	268.95	-	268.95	-
Terrace floor	---	47.11	47.11	-
TOTAL	**1344.75**	**47.11**	**1391.86**	**-**

MEDITATION HALL				
Ground Floor	**197.7**	-	**197.7**	-

MEDICAL SHOP				
Ground Floor	**52.21**	-	**52.21**	-
ATM & STORE				
Ground Floor	**55.37**	-	**55.37**	-

WATCHMEN ROOM				
Ground Floor	-	**6.25**	**6.25**	-
Total	**26406.57**	**847.70**	**27254.27**	**89 Nos**

Non FSI Area - 847.70 sqm

Total Built up Area - 27254.27 sqm

Handed Over OSR Area I - 3165.44 sqm

Handed Over OSR Area II - 500.34 sqm

Scheme Road Area - 198.63 sqm

No of Dwellings - 89 Nos

Special Conditions

- The OSR 1 (1 to) 3165.44 sqm and OSR 2 (6 to 9) 500.34 sqm totally 3665.78sqm shown in the site plan was handed over to the local body by the document no 143/2024 dated : 08.01.2024
- DD Plan scheme road widening area ear marked as I to V – 198.63sqm was handed over to the local body by the document no 143/2024 dated : 08.01.2024
- EIA Clearance is to be obtained before the commencement of construction
- The conditions laid in the reference cited 15 to 18 shall be followed scruprously
- Existing building to be demolished before issue of completion certificate
- 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 meanresponsibility or clearance ofthe following aspects.

a) Title or ownership of the site or building

b) Easement Rights

c) Structural Reports, Structural Drawing and Structural aspects. TheRegistered Architect orRegister Engineer and Structural Engineeron record as the case may be, shall be responsiblefor defects in thedesign.

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
    a. 1.If the the details given by the applicant is found to be false(or)
    b. 2. If the applicant fails to follow the rules and Norms, the Member Secretary
    c. 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.

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

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

7. 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.

8. 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.

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

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

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

12. 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.

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

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

15. The Applicant / developer and also the architects / Licensed Surveyors and thestructural Engineer associated with the development shall ensure thatdevelopments shall be structurally sound and adequate safety measures are takenduring the process of construction.

16. 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.

17. 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 President,
Somayampalayam Panchayat,
North Taluk ,
Coimbatore

Copy to:

M/s Ananya Shelters Private Limited., ET
S.F.No: 618/1A Sabari Garden,
Kasthurinaickenpalayam,
Vadavalli Post,
Coimbatore – 641 041.

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.01.20 16:58:26



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