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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: R.RAJAGURU M.Tech.,
ASSISTANT DIRECTO

Online Building Plan Application No - Planning permission

Application Number - SWP/BPA/0200930 /2024

HRB - Office Building - District Town and Country planning – Local Planning Authority - Coimbatore District/ Corporation – Coimbatore South Taluk - Uppilipalayam Village - T.S.No.1- Block No.5- old ward No.30- New Ward No.AD and Sowripalayam village- T.S.Nos.22 & 18 - Block No.9- old ward No.29- New Ward No.AC with a total Site Area of 3547.00sq.m - FSI Area of 11172.60 sqm - (Basement + Ground Floor + 10 floors) - 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.Sree Sharadha Ambal Foundations, Online Application No.**SWP/BPA/ 0200930/2024** dated: 20.04.2024.
2. Assistant Director / Joint Director (i/c), Coimbatore District Town and country Planning office, Inspection Report of Online Application No.**SWP/BPA/0200930/2024, Dated: 30.04.2024**
3. Director, Directorate of town and Country Planning, Chennai Proceeding (Technical Clearance) Letter No **SWP/BPA/ 0200930/2024 Dated:11.09.2024.**
4. HRB Meeting held on 12.07.2024.
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.No.01, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
9. G.O.No.16, Department of Municipal Administration and Water Supply, Dated:31.01.2020
10. G.O.No.54 Housing and Urban Development Department, Dated:

12.03.2020

11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. DGP/Director, Tamil Nadu Fire and Rescue Services Department,R.Dis.No.11142/C1/2024dated:29.08.2024 (PP Noc.No.163/2024)
15. Airport Authority of India NOC id No. Coim /South/ B/ 060324/1054542, Dated:20.06 .2024.
16. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 03.09.2024.
17. Coimbatore Local Planning Authority Resolution No: 02/2024 Dated :19.10.2024.
18. Demand payment Request Letter, Dated: 14.09.2024
19. Applicant M/s.Sree Sharadha Ambal Foundations, demand remittance letter dated :05.10. 2024

Fees Details

1.	Centage Charges for land	Rs. 1500.00	Dt. 05.10.2024
2.	Centage Charge for Building	Rs. 30500.00	Dt. 05.10.2024
3.	Infrastructure and Amenities Charges	Rs.6290399.00	Dt. 05.10.2024
4.	CC Charges	Rs. 139919.00	Dt. 05.10.2024
5.	Security Deposit Charges	Rs.3145200.00	Dt. 05.10.2024
6.	Display Board Charges	Rs. 10000.00	Dt. 05.10.2024
7.	Shelter Charges	Rs.3726888.00	Dt. 05.10.2024
8.	Premium FSI Charges	Not Applicable	
9.	Development Charges for Land	Rs. 28400.00	Dt. 05.10.2024
10	Development Charges for Building	Rs. 520000.00	Dt. 05.10.2024

Body of the letter:

With reference to the 1st Cited letter, the applicant M/s.Sree Sharadha Ambal Foundations, has requested for the approval of proposed construction of High Rise Office Building in Coimbatore District/ Corporation, Uppilipalayam Village, T.S.No.1, Block No.5, old ward No.30, New Ward No.AD and Sowripalayam village, T.S.No.22 & 18, Block No.9, old ward No.29, New Ward No.AC with a total Site Area of 3547.00sq.m, FSI Area of 11172.60sqm. (Basement + Ground + 10 floors) has been approved.

As per the reference 4th cited HRB Meeting was held on 12.07.2024. The subject was discussed and suggestions of High Rise Building panel were obtained.

Assistant Director/ Joint Director (i/c), Member Secretary, Coimbatore Local Planning Authority, District Town and Country Planning Office, Coimbatore has recommended the proposal with a site inspection remarks. Based on the Assistant Director / 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 J".** 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:443/2024.

With reference to the letter 18th cited, Demand was issued to the applicant on 14.09.2024. Applicant remitted the required fees and submitted remittance letter in this office on 05.10.2024.

The area statement for the Proposed office building

Area of Site – **3547.0 sqm (As per patta)**

Proposed Area Statement in sqm

Description	**FSI Area in (Sq.m)**	**Non FSI Area in (Sq.m)**	**Total Built up Area in (Sq.m)**
Basement	-	1234.06	1234.06
Ground Floor	580.20	479.04	1059.24
First Floor	1059.24	-	1059.24
Second Floor	1059.24	-	1059.24

Third Floor	1059.24	-	1059.24
Fourth Floor	1059.24	-	1059.24
Fifth Floor	1059.24	-	1059.24
Sixth Floor	1059.24	-	1059.24
Seventh Floor	1059.24	-	1059.24
Eight Floor	1059.24	-	1059.24
Ninth Floor	1059.24	-	1059.24
TenthFloor	1059.24	-	1059.24
Terrace Floor	-	109.24	109.24
Total	**11172.60**	**1822.34**	**12994.94**
Total FSI Area: 11172.60 Sqm			

And as per Section 49 of Town and Country Planning Act 1971, **Planning Permission No: 629/2024** and Duration of Permission from **29.10.2024** to **28.10.2032** (8 Years) has been accorded with the following special condition:

Special Conditions:

1. The OSR (ear marked as 1 to 5) 355.25 sqm has been gifted to local body vide gift deed document no. 14046/2024 dated : 22.10.2024.

2. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.

3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

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

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. 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.

2. 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.

3. 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. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 2019 Rule

10. 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 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 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 canceled 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:
Ms. Sree Sharadha Ambal Foundations,
33, sundarasan layout,Tirchy Road,
Coimbatore- 641018
Mobile Number-9842930007
Email Id-anjannamalai@gmail.com

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.10.29 15:36:43

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number :SWP/BPA/0200930/2024

Sir/Madam,

Subject : HRB – Office Building – DTCP-Chennai –107 – Coimbatore District, Coimbatore South Taluk / LPA / Corporation – Uppilipalayam Village, T.S.No.1, Block No.5, old ward No.30, New Ward No.AD and Sowripalayam village, T.S.No.22 & 18, Block No.9, old ward No.29, New Ward No.AC with a total Site Area of 3547.00sq.m - FSI Area of 11172.60sqm - Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. Applicant. M/s.Sree Sharadha Ambal Foundations, Online Application Reference No.SWP/BPA/0200930/2024, Dated: 20.04.2024.
2. Assistant Director /Joint Director (i/c), Member Secretary, Coimbatore LPA, Coimbatore District Town and Country Planning Office, Inspection Report of Online Application No.SWP/BPA/0200930/2024, Dated:30.04.2024.
3. HRB Meeting held on 12.07.2024, Subject No.5.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O.No.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. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
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/Spl Cell, Dated: 14.12.2017.
13. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis No.11142/C1/2024, dated:29.08.2024. PP Noc.No.163/2024.
14. Airport Authority of India NOC ID: Coim/ SOUTH/B/ 060324/1054542, Dated:20.06.2024.

15. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 03.09.2024.

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Order

With reference to the 1st Cited letter, the applicant. M/s.Sree Sharadha Ambal Foundations, has requested for the approval of proposed construction of High Rise Office Building in Coimbatore District, Coimbatore South Taluk / LPA / Corporation, Uppilipalayam Village, T.S.No.1, Block No.5, old ward No.30, New Ward No.AD and Sowripalayam village, T.S.No.22 & 18, Block No.9, old ward No.29, New Ward No.AC in a total Site Area of 3547.00sq.m with a FSI Area of 11172.60sqm.

The above HRB office proposal was placed in High Rise Building Panel meeting held on 12.07.2024. The subject was discussed and suggestions of High Rise Building panel were obtained.

Assistant Director /Joint Director (i/c), Member Secretary, Coimbatore LPA, Coimbatore District has recommended the proposal with a site inspection remarks.

Based on the Assistant Director /Joint Director (i/c), Member Secretary, Coimbatore LPA, District town and country planning office, Coimbatore recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to J"**

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: 443 / 2024.**

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

Total Area of the Site – 3547.00sq.m

Proposed HRB - Office Building Area details

Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Total Builtup area in Sq.m
Basement Floor	-	1234.06	1234.06
Ground Floor	580.20	479.04	1059.24
First Floor	1059.24	-	1059.24
Second Floor	1059.24	-	1059.24
Third Floor	1059.24	-	1059.24
Fourth Floor	1059.24	-	1059.24
Fifth Floor	1059.24	-	1059.24
Sixth Floor	1059.24	-	1059.24
Seventh Floor	1059.24	-	1059.24
Eight Floor	1059.24	-	1059.24
Ninth Floor	1059.24	-	1059.24
Tenth Floor	1059.24	-	1059.24
Terrace Floor	-	109.24	109.24
Total	**11172.60**	**1822.34**	**12994.94**

Total FSI Area: **11172.60**sqm

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

Special Conditions

1. The OSR (earmarked as 1 to 5) 355.25Sqm shown in the site plan should be handed over to local body before issue of planning permission by the Member secretary, Coimbatore LPA.

2. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.

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 office 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 Water Supply, 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.

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

Signature valid
Signed by: Director
Location:null
Date:2024.09.11 19:09:53

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
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Every claim in this document traces back to a government record.

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.