

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 11/10/22 3:18 PM

From:

Joint Director / Deputy Director / Assistant

District Town and Country Planning, Corporation
Complex, Dr Nanjappa Road, IInd Floor, Coimbatore
.Pin 641 018

TO:

M/s. Kovai Racks India Private Limited
DOOR No: 1A, RAJIV GANDHI STREET
SANGANOOR
GANAPATHY,
COIMBATORE - 641006

Online Application Number:

SWP/BPA/001743/2022

Submitted Date :

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Sir,

Subject:

Industrial Building - Office of the Directorate of Town and Country planning - Coimbatore District - Annur Taluk – Masagoundanchettipalayam Village and panchayat - S.F.Nos 653/2B2 an extent of 4250.00 Sqm – proposed Industrial building M/S Kovai Racks India Private Limited of FSI Area 2421.21 Sqm Technical clearance issued - forwarded for further action - Reg.

Reference:

1. Applicants M/s. Kovai Racks India Private Limited online application No SWP/BPA/001743/2022 Dated: 15.09.2022.
2. Demand payment Request Letter, Dated: 18.10.2022.
3. Applicant demand remittance letter No Nil dated 01.11.2022
4. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/TCP2, Dated:06.11.2019
5. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. District Fire Officer letter No 657/<1/2022 dated.29.01.2022
7. Joint Direct Agri department letter No <1/10515/2022 dated 07.09.2022.
8. G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020

Body of the letter: Order

With reference to the 1st Cited letter, applicant has requested for the approval of industrial building in Coimbatore District - Annur Taluk - Masagoundanchettipalayam Village and panchayat - At S.F.Nos 653/2B2 - extent of 4250.00 Sqm - The site has been marked as “ABCDE” and concurrence for site issued vide this office ROC No : LP(CN) / R/ 246/2022 and Technical Clearance for the proposed Industrial building (M/s.Kovai Racks India Private Limited) of FSI Area 2421.21 Sqm, 220 H.P and 60 No of workers issued vide ROC No : LP(CN)/R/44/2022. Technical Clearance has been issued with the following common and special conditions.

Proposal Details

Area of Site - 4250.00 Sqm

Building details

Ser No	Description	FSI(Sqm)	Non FSI (Sqm)	Total Build up Area
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1.	Industrial building	2421.21	-	2421.21
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Total	2421.21	-	2421.21	
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Conditions

1. 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.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. Status of OSR to be maintained as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. 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.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. 'U' Trap to be provided as per GO No 341 MAWS dated 03.11.2001.
9. Fly Ash bricks to be used as per the directions of Forest Department and Department of Environment.
10. 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.
11. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.
3. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
4. 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.
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 advertise, 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 letter No .8557/2019/GR ehs; 08.05.2019-d;go This order is passed subject to the outcome of the writ petition WP(MD) No. 8948 / 2019.

8. According to G.O No 18 the building completion report to be informed.

9. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

10. Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

Fees Paid Details

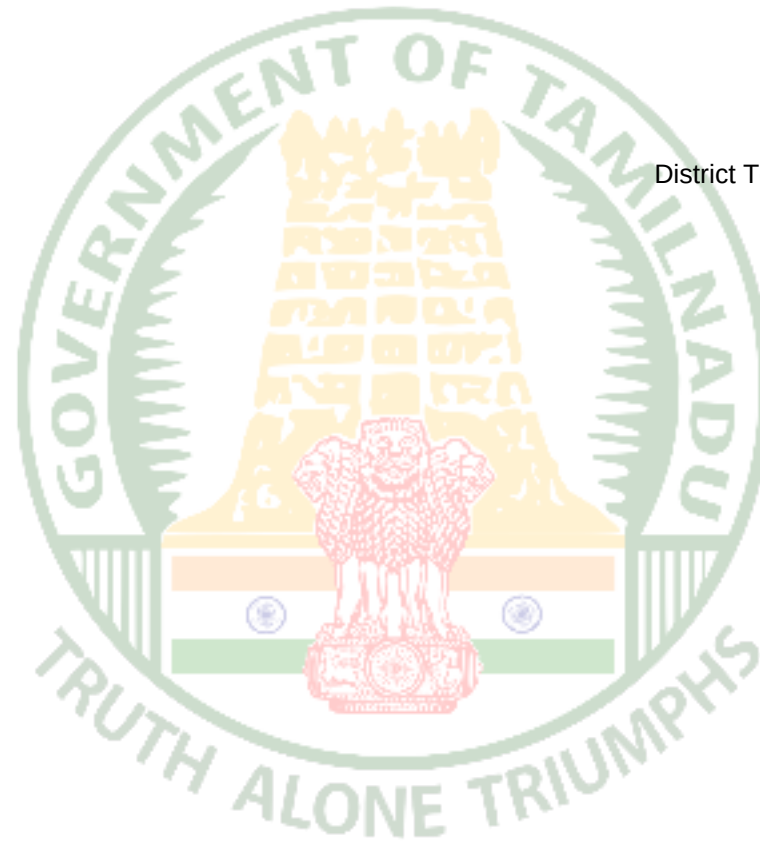
Scrutiny Fees - Rs. 14875.00

Centage Charge for Building - Rs. 1500.00

Centage for Land - Rs. 600.00

Infrastructure and Amenities Charges - Rs. 691125.00

Display Board Charges - Rs. 1500.00



JD/DD/AD
District Town & Country Planning Office District