

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/6/23 12:56 PM

From:

Joint Director / Deputy Director / Assistant

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

TO:

Commisioner,
Madukkarai Municipality,
Madukkarai Village,
Coimbatore

Online Application Number:

SWP/BPA/004407/2022

Submitted Date :

-

Sir,

Subject:

Industrial Building (Garments and Packaging Industry) - Office of the Directorate of Town and Country planning
- Coimbatore Local Planning Authority - Coimbatore District - Madukkarai Taluk - Madukkarai Village –
S.F.No. 838/2B1A1A, 838/2B1A1B, 838/2B1B1, 838/2B1B2, 839/2B2A2, 840/1B for an extent of 3.452 Acre or
13961.50 Sqm – proposed Industrial Building (Garments and Packaging Industry) for an FSI Area of 3711.53
Sqm Technical clearance issued - forwarded for further action - Reg.

Reference:

1. Applicants Mr.KSK Sabarigirivasan & KS Sivakumar online application No:

SWP/BPA/004407 /2022 Dated: 12.12.2022.

2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
5. G.O.19, Department of Municipal Administration and Water Supply, Dated: 02.03.2022.
6. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
7. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16-04-2009.
8. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated: 27-06-2012.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated: 22-09-2017.
10. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14-12-2017.
11. G.O.166, Housing and Urban Development Department, Dated: 23.11.2018.
12. Coimbatore Local Planning Authority Resolution No: 24/2022 Dated: 23-06-2022.
13. Demand payment Request Letter, Dated: 25.01.2023
14. Applicant Mr.KSK Sabarigirivasan & KS Sivakumar Coimbatore demand remittance letter dated : 21.11.2022.
15. Circular from the Director of Town and Country Planning, Roc No. 4173/2022/TCP5, Dated: 12.04.2022

Fees Details

- 1.Centage Charge for Land - Rs.300
- 2.Centage charge for Building - Rs. 100.00
- 3.Development Charges for Building - Rs.111360.00
- 4.Development Charges for Land - Rs.83772.00
- 5.Infrastructure and Amenities charges - Rs. 1057920.00
- 6.Display Board - Rs. 1500.00

Body of the letter: Order

With reference to the 1st Cited letter, applicant has requested for the approval of Commercial building in Coimbatore District - Madukkarai Taluk - Madukkarai Village – S.F.No. 838/2B1A1A, 838/2B1A1B, 838/2B1B1, 838/2B1B2, 839/2B2A2, 840/1B for an extent of 3.452 Acre or 13961.50 Sqm - The site has been marked as “ABCDEFGHJKLMNOPQRST” and concurrence for site issued vide this office ROC No : CLPA / DTCP / No : 50/2023 and Technical Clearance for the proposed Industrial building (Office Building) having an FSI Area 3711.53 Sqm, with Building Plan No PP No : 54/2022 from 06.02.2023 to 05.02.2031 (8 Years) forwarded to Director of Town and Country Planning for concurrence. Technical Clearance has been issued with the following common and special conditions.

Proposal Details

Area of Site - 3.452 Acres or 13961.50 Sqm

FSI Area - 3711.53 Sqm

Building details

S. No	Description	FSI (Sqm)	Non FSI Area	Total Buildup Area (Sqm)
1.	Block A - Ground floor	3695.06	----	3695.06
2	Block A - Toilet	16.47	----	16.47
	Total	3711.53	----	3711.53

Conditions

1. As per the G.O. 18 Municipal Administration and water supply Management dated . 04.02.2019 Rule 41 Reservation of land for community recreational purposes in developments.— The gifting of the reservation of land for community recreational purposes in respect of Institutional developments and Industrial Developments to the local body is not required. However the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body. Hence the area for the 10% OSR Area (1 - 7) - 1397.87 sqm land was mentioned in the site drawing .
2. This planning permission issued in accordance with TamilNadu Town and Country Planning Act 1971(Section 49).
3. 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.
4. 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.
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 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 Tamilnadu 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.

Special Conditions

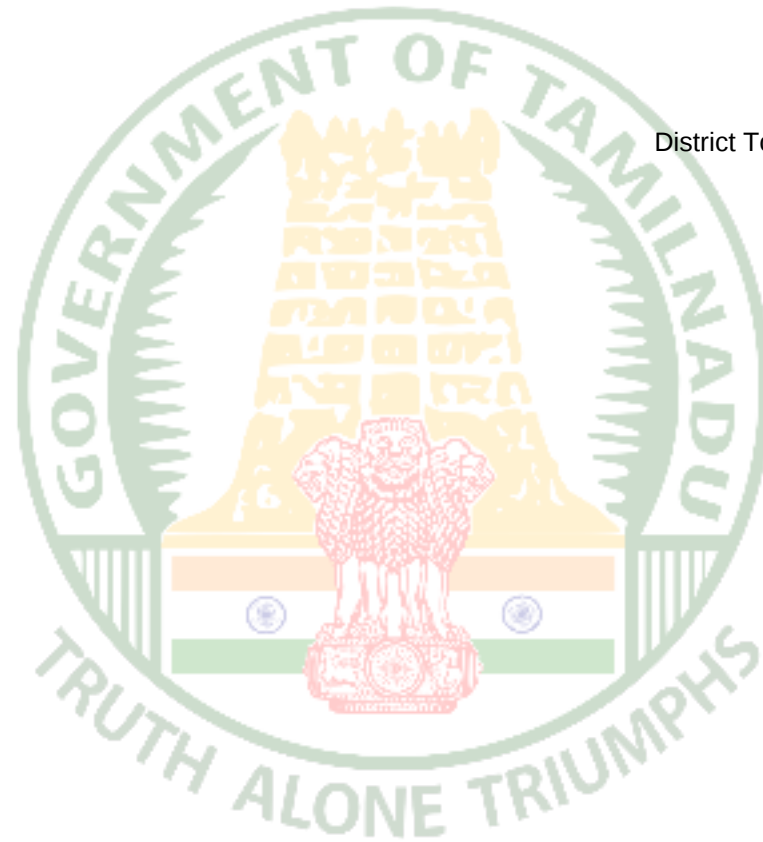
- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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- Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under 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 Under Section 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 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.
- 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.
- According to G.O No 18 Department of Municipal Administration and Water Supply, 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 responsible for 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.



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