

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/14/23 12:41 PM

From:

Joint Director / Deputy Director / Assistant

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

TO:

1.M/S. RAMDEV FOUNDATION LLP
Represented by Rajesh Bhansali,
The Art, 4th floor, 3d Block,28 & 29, Kothari Road
Nungambakkam,
Chennai 600034
Mobile Number:9442168484
Email Id: psharini34@gmail.com
2. The Commissioner

Online Application Number:

SWP/BPA/003426/2022

Submitted Date :

-

Sir,

Subject:

Residential Building– DTCP, Chennai - Coimbatore Local planning Authority Coimbatore / District - North Taluk –kalapatti west Village - S.F.No.229/1B, for an extent of Site area 4046.86 sqm- Proposal of Group Housing building for FSI area 3761.16 sqm – Technical clearance issued – forwarded for further action - Regarding.

Reference:

1. Applic Applicants M/S. RAMDEV FOUNDATION LLP online application No SWP/BPA/003426/2022 Dated: 30.11..2022
2. Proceedings of the director, Town and country planning office Vide online application No SWP/BPA/003426/2022 Dated 27.01.2022 (B.P/DTCP no. -15/2023).
3. Procee G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
4. G.O G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
5. G. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O.8 G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
7. G.O G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
8. G.O G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
10. G.O.53 G.O.18, Housing and Urban Development Department, Dated: 04.02.2019
11. G.O.1 G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
12. CircCir circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
13. CirculCircular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.

14. Circu Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
15. Circu Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
16. Circu Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
17. Circu Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 47963/2022/K2, Dated: 23.04.2022
18. De , Demand payment Request Letter, Dated: 31.1.2023
19. Applicant M/S. RAMDEV FOUNDATION LLP Demand remittance letter Dated: 6.2.2023 (OSR), 13.2.2023

Body of the letter: The Proposal received in the reference 1st cited for the approval of residential building of FSI Area 3761.16 which is in the approved Coimbatore Local Planning Authority, Planning Permission for Coimbatore Local planning Authority Coimbatore / District, North Taluk, kalapatti west Village,- S.F.No.229/1B, for an extent of Site area 4046.86 sqm

The application was processed as per the rules prevailing, records perused and site inspection was conducted. With reference to the letter 2 the boundary of the site has been marked as "A to D" and Approval for the site issued and numbered as B.P/DTCP No: 15 /2023. The Technical Concurrence for the Proposed Construction of Blocks with FSI Area of 3761.16 sq.m

With reference to the letter 18 cited, Demand was issued to the applicant on 31.1.2023 Applicant remitted the required fees and submitted remittance letter in this office on 6.2.2023 and 13.2.2023

Revised residential Building Details are below.

Area of Site - 4046.86 Sqm

Building details

Description Non FSI Area (Sqm) FSI Area (Sqm) Total FSI (Sq.m)

Type-A (6nos)

Ground Floor 26.46 135.62 x 6 813.72

First Floor - 162.08 x6 972.48

Head Room 12.40 - -

Total 38.86 297.7 x 6 1786.20

Type -2 (6nos)

Ground Floor 28.74 131.04 x 6 786.24

First Floor - 159.77 x 6 958.62

Head room 12.29 - -

Total 41.03 290.81 x 6 1744.86

Type C

Ground floor 23.20 58.25 x 1 58.25

First Floor - 81.45 x1 81.45

Second Floor - 90.40 x 1 91.40

Head Room 15.91 - -

Total 39.11 230.10 x 1 230.10

Grand Total 524.70 3761.16

Total Built-Up Area : 4285.86 Sq.m

And as per Section 49 of Town and Country Planning Act 1971, Planning Permission No /2023 and Duration of Permission from 14.2.2023 to 13.2.2031 (8Years) has been accorded with the following special condition:

1. In North direction of the site there is a Vari adjustent to the boundary. So provide 3m Building constructed prohibited Area from North boundary of the site
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. 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.

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

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 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.

8. 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. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

10. 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.
- 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 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 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 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 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.
- The applicant remitted the required fees given below for the approval of residential building

Fees Paid Details : Rs. 12988.00

Centage Charge for Building Rs.1700.00

Infrastructure and Amenities Charges Rs.1072170.00

Security Deposit Charges Rs.536085.00

CC Charges Rs.46131.00

Display Board Charges Rs 1500.00

Shelter Charges Rs.11107.00

Development Charges for Building RS.85720.00

Development Charges for Land Rs.16188.00

Centage Charge for Land Rs.300.00

Osra Fees Rs. 539000

The approval residential building of FSI Area 3761.16 Sq.m as per Section 49 of Town and Country Planning Act 1971, Planning Permission No. 73 /2023 and Duration of Permission from 14.2.2023 to 13.2.2031 (8 Years) has been grinded.

Encl: Building Plan Map

Member Secretary / Joint Director (FAC)

Coimbatore Local Planning Authority

Coimbatore

Copy:

1.M/S. RAMDEV FOUNDATION LLP

Represented by Rajesh Bhansali,

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Nungambakkam,

Chennai 600034

Mobile Number:9442168484

Email Id: psharini34@gmail.com

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road,
Egmore.

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