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**PROCEEDINGS OF THE MEMBER SECRETARY/ JOINT DIRECTOR (I/C)
COIMBATORE LOCAL PLANNING AUTHORITY
COIMBATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT :THIRU.G.PURUSHOTHAMAN, B.E., M.PLAN.,
ASSISTANT DIRECTOR**

**SWP Building Plan Application – Planning Permission
Application No - Application No - SWP/BPA/400162/2024**

Sir,

Subject :

Residential Apartment Building – Distrcit Town and Country Planning-
Coimbatore Local Planning Authority - Coimbatore District - Coimbatore North
Taluk - Kurudampalayam Village/ Panchayat - S.F.Nos: 94/3B & 94/6 for an extent
of site area 8094 sq.m. - Proposed Group Development Residential building for FSI
area 15965.36 sq.m.– Technical concurrence issued by the Director of Town and
Country Planning - Planning Permission issued - forwarded for further action -
Reg.

Reference :

1. Applicant. M/S.SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED,Coimbatore Online application No. SWP / BPA / 400162 / 2024 Dated: 22.11.2024, 16.12.2024 & 03.01.2025 .
2. Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical concurrence) Letter Received on Dated: 08.01.2025
3. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012
4. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017
5. G.O.01, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
7. G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
8. G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
9. G.O.(MS) No: 01, Housing and Urban Development UD4(1) Department Dated: 02.01.2023
10. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.
11. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 21075/2009/PA1, Dated: 27.06.2012.
12. Circular from the Director of Town and Country Planning, Vide Letter Roc No. 12201/2017/PA1, Dated: 22.09.2017.
13. 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.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.
15. Demand payment Request Letter, Dated: 08.01.2025

M/s Sree Daksha Infrastructure Private Limited

DIRECTOR

16. The Applicant. M/S.SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED, Coimbatore Demand remittance letter Dated : 10.01.2025.
17. Gift Deed Document No:845/2025 Dated: 20.01.2025.

Fees Details

Centage Charge for Building	-	Rs. 15000.00	Dated:10.01.2025
Centage for Land	-	Rs. 600.00	Dated:10.01.2025
CCC and CC Charges	-	Rs. 215100.00	Dated:10.01.2025
Security Deposit Charges	-	Rs. 2275800.00	Dated:10.01.2025
Development Charge for Building	-	Rs. 99900.00	Dated:10.01.2025
Development Charge for Land	-	Rs. 9800.00	Dated:10.01.2025
Infrastructure and Amenities Charges	-	Rs. 4551450.00	Dated:10.01.2025
Display Board Charges	-	Rs. 1500.00	Dated:10.01.2025
Shelter Charges	-	Rs. 768300.00	Dated:10.01.2025

Order

With reference to the 1st cited letter, the applicant M/S.SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED has requested for the approval of residential building at Coimbatore Local Planning Authority, Coimbatore District, Coimbatore North Taluk, Kurudampalayam Village/ Panchayat, S.F.Nos: 94/3B & 94/6 for an extent of site area 8094 sq.m. Proposed Group Development Residential building for FSI area 15965.36 sq.m.

With reference to the 2nd cited, Technical concurrence was issued by the Director of Town and Country Planning for the Proposed Group Development Residential building along as per Building conditions mentioned below and the Technical concurrence numbered as **B.P/DTCP No. 04/2025** on 08.01.2025.

In the continuation, With reference to the 15th cited, Demand was issued to the applicant on 08.01.2025. Applicant remitted the required fees and submitted remittance letter in this office on 10.01.2025.

Therefore, with reference to the 2nd cited, Planning permission is issued for the above Proposed Group Development Residential building under section 49 of Town and Country Planning Act 1971. The planning permission numbered as **Planning Permission No: 36/2025** and Duration of Permission from **21.01.2025 to 20.01.2033** (8 Years).

M/s Sree Daksha Infrastructure Private Limited



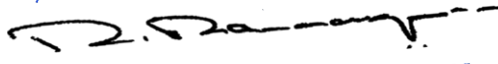
DIRECTOR

Area of the Site – 8094.00 Sq.mts

Building details: Residential Building

BLOCK	FLOOR	F.S.I Area (sqm)	NON F.S.I Area (sqm)	Total Area (sqm)	Usage	Dwelling
BLOCK : A	STILT FLOOR	94.26	3899.65	3993.91	ELECTRICAL ROOM & RO PUMP ROOM	---
	FIRST FLOOR	3026.11	-	3026.11	RESIDENTIAL FLAT	21
	SECOND FLOOR	3026.11	-	3026.11	RESIDENTIAL FLAT	21
	THIRD FLOOR	3026.11	-	3026.11	RESIDENTIAL FLAT	21
	FOURTH FLOOR	3026.11	-	3026.11	RESIDENTIAL FLAT	21
	FIFTH FLOOR	3026.11	-	3026.11	RESIDENTIAL FLAT	21
	TERRACE FLOOR	-	73.2	73.2	---	---
	BLOCK - A TOTAL	15224.81	3972.85	19197.66	---	

M/s Sree Daksha Infrastructure Private Limited


DIRECTOR

BLOCK : B AMENITIES	GROUND FLOOR	386.44	-	386.44	SWIMMING POOL, WC, CHANGE ROOM, STP PUMP ROOM, TOILET, HOUSE KEEPING ROOM, DRIVERS ROOM, GYM, HALL & ASSOCIATION OFFICE ROOM	--
	FIRST FLOOR	354.11	-	354.11		
	TERRACE FLOOR	-	24.39	24.39		
	BLOCK - B TOTAL	740.55	24.39	764.94		
Guard Room	GROUND FLOOR	-	6.25	6.25	---	---
TOTAL (Block A & B Amenities & Guard Room)		15965.36	4003.49	19968.85	---	105

$$FSI = 15965.36/8094 = 1.972$$

The Planning permission issued with the following Special and General Conditions:-

Special condition:

1. As per TNCD&BR – 2019, Rule No. 41 (1) (c), OSR earmarked as '1' to '4', 810 sq.m. shown in the site plan is handed over to local body vide reference 17th cited .

2. 7.20m wide driveway Road area earmarked as '6' to '9', 334.67 sq.m. shown in the site plan is handed over to local body vide reference 17th cited .

3. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.

M/s Sree Daksha Infrastructure Private Limited



DIRECTOR

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

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

6. 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.

7. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical concurrence 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.

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

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.

M/s Sree Daksha Infrastructure Private Limited



DIRECTOR

4. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority.
 - i).If the details given by the applicant are 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 Trap in the septic tank design to be provided.
12. Fire rescue equipment should be provided as per Rules.
12. Fly Ash bricks and Materials to be used Mandatory.
13. 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 professionals details at the place of construction.
14. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.

M/s Sree Daksha Infrastructure Private Limited



DIRECTOR

15. If any court case would be pending with reference to this proposal, the Planning Permission 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.

Encl: Building Plan Map

Member Secretary /Joint Director (FAC),
Coimbatore local Planning Authority,
Coimbatore.

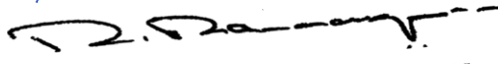
To:
The Special Officer / Block Development officer,
Kurudampalayam Panchayat,
Coimbatore

Copy to:

1.M /S Sree Daksha Infrastructure
No1 Gandhi Layout,
Maruthamalai Road,
Vadavalli,
Coimbatore- 641046. Ph-9944920207
E- Mail Id -engineering@sreedaksha.Com

2.The Chair Person,
Tamilnadu Real Estate Regulatory Authority,
CMDA Tower – II 1st Floor,
No.1A,Gandhi Irwin Bridge Road,
Egmore,Chennai-600 008.

M/s Sree Daksha Infrastructure Private Limited


DIRECTOR

DIRECTORATE OF TOWN AND COUNTRY PLANNING
Online Building Plan Application – Technical Concurrence
 Application Number : SWP/BPA/400162/2024

Sir,

Subject : Residential Apartment Building – DTCP, Chennai - Coimbatore
 Local Planning Authority - Coimbatore District - Coimbatore North
 Taluk - Kurudampalayam Village/ Panchayat - S.F.Nos: 94/3B & 94/6
 for an extent of site area 8094 sq.m. - Proposed Group Development
 Residential building for FSI area 15965.36 sq.m. – Technical
 Concurrence issued – Forwarded for further action - Regarding.

- Reference :
1. M/S.SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED,
 Online Application Reference No. SWP/BPA/400162/2024,
 Received Dated: 22.11.2024, 16.12.2024 & 03.01.2025 .
 2. Assistant Director / Joint Director (i/c), Coimbatore District Town
 and country Planning office, Inspection Report of Online
 Application No. SWP/BPA/400162/2024, Dated: 27.11.2024.
 3. G.O.No.86, Housing and Urban Development Department,
 Dated: 28.03.2012.
 4. G.O.No.85, Housing and Urban Development Department,
 Dated: 16.05.2017.
 5. G.O. No.01, Housing and Urban Development Department,
 Dated: 05.01.2021.
 6. G.O.No.18, Department of Municipal Administration and Water
 Supply, Dated: 04.02.2019.
 7. G.O.16 Department of Municipal Administration and Water
 Supply, Dated: 31.01.2020.
 8. G.O. No.54, Housing and Urban Development Department,
 Dated: 12.03.2020
 9. Director of Town and Country Planning, Chennai circular Letter
 Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 10. Director of Town and Country Planning, Chennai circular Letter
 Roc No. 21075/2009/BA1, Dated: 27.06.2012
 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.

-----X-----

M/s Sree Daksha Infrastructure Private Limited



DIRECTOR

Order

1. With reference to the 1st cited letter, the applicant M/S.SREE DAKSHA INFRASTRUCTURE PRIVATE LIMITED has requested for the approval of residential building at Coimbatore Local Planning Authority, Coimbatore District, Coimbatore North Taluk, Kurudampalayam Village/ Panchayat, S.F.Nos: 94/3B & 94/6 for an extent of site area 8094 sq.m. Proposed Group Development Residential building for FSI area 15965.36 sq.m. The Assistant Director / Member Secretary / Joint Director (i/c) of Coimbatore District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Member Secretary / Joint Director (i/c) recommendation, the applicant request has been accepted and the boundary of the site has been marked as "A to I".

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 : 04 / 2025.

2. The area statement for the Proposed Residential building is as below.

Area of Site – 8094 sq.m.

Building details: Residential Building

BLOCK	FLOOR	F.S.I Area (sqm)	NON F.S.I Area (sqm)	Total Area (sqm)	Usage	Dwelling
BLOCK : A	STILT FLOOR	94.26	3899.65	3993.91	ELECTRICAL ROOM & RO PUMP ROOM	---
	FIRST FLOOR	3026.11	-	3026.11	RESIDENTIAL FLAT	21
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	THIRD FLOOR	3026.11	-	3026.11	RESIDENTIAL FLAT	21
	FOURTH FLOOR	3026.11	-	3026.11	RESIDENTIAL FLAT	21
	FIFTH FLOOR	3026.11	-	3026.11	RESIDENTIAL FLAT	21

M/s Sree Daksha Infrastructure Private Limited


DIRECTOR

	TERRACE FLOOR	-	73.2	73.2	HEAD ROOM	---
	BLOCK - A TOTAL	15224.81	3972.85	19197.66	---	
BLOCK : B AMENITIES	GROUND FLOOR	386.44	-	386.44	SWIMMING POOL, WC, CHANGE ROOM, STP PUMP ROOM, TOILET, HOUSE KEEPING ROOM, DRIVERS ROOM, GYM, HALL & ASSOCIATION OFFICE ROOM	--
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	TERRACE FLOOR	-	24.39	24.39		
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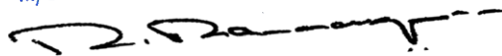
$$FSI = 15965.36 / 8094 = 1.972$$

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. As per TNCD&BR – 2019, Rule No. 41 (1) (c), OSR earmarked as '1' to '4', 810sq.m. shown in the site plan should be transferred to the local body free of cost through a registered gift deed.
2. 7.20m wide driveway Road area earmarked as '6' to '9', 334.67 sq.m. shown in the site plan should be transferred to the local body free of the cost through a registered gift deed.
3. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

M/s Sree Daksha Infrastructure Private Limited


DIRECTOR

5. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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.
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 Residential 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. 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. Fly Ash bricks and Materials must be used for construction.
9. 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.

M/s Sree Daksha Infrastructure Private Limited



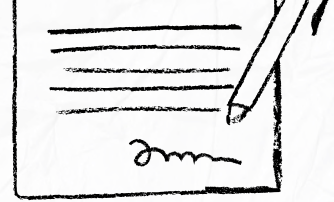
DIRECTOR

10. 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.

Director of Town and Country Planning

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





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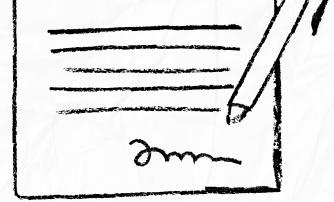
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