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PROCEEDINGS OF THE MEMBER SECRETARY /JOINT DIRECTOR (INCHARGE)

ATORE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT: G. PURUSHOTHAMAN B.E., M. Plan.,

ASSISTANT DIRECTOR

Online Building Plan Application No - Planning permission

Application Number – SWP / BPA / **385842 / 2024**

Subject : **Residential Group Housing Development Building –** DTCP - Coimbatore District - Coimbatore Local Planning Authority - Coimbatore North Taluk – Coimbatore Corporation / East Zone – Kalapatti (East) Village - S.F.Nos: 1074/1A2, 1074/2A1, 1074/2A2C, 1074/2A2D, 1074/2B1A and 1074/2B3A for an extent of site area 8272.58 sqm – Proposed of Residential Group Housing Development building for FSI area 9211.14 sqm.- Technical clearance issued from the Director, Directorate of Town and Country Planning, Chennai - Planning Permission Issued - forwarded for further action - Reg.

Reference :

1. Tmt.R.JAISRI Online Application Reference No. SWP/BPA/385842/2024, Received Dated: 30.10.2024, 04.12.2024,20.12.2024 and 24.12.2024
2. The Director, Directorate of Town and Country Planning, Chennai Proceeding (Technical Clearance) Letter Received on Dated: 24.12.2024
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 andWater 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. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16-04-2009.
10. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/BA1, Dated: 27-06-2012.
11. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/BA1, Dated: 22-09-2017.
12. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, Dated: 14-12-2017.
13. Director of Town and country planning office Circular Roc.no.4367/2019/BA2, Dated:05.02.2020
14. OSR and Demand payment Request Letter, Dated: 24.12.2024 & 26.12.2024
15. Applicant. Tmt. R.JAISRI , Coimbatore Demand remittance letter Dated.26.12.2024 & 27.12.2024

Fees Details

Centage Charge for Building	-	Rs. 3000.00	Dated:27.12.2024
Centage for Land	-	Rs. 3000.00	Dated:27.12.2024
CCC and CC Charges	-	Rs. 99673.00	Dated:27.12.2024
Security Deposit Charges	-	Rs. 1313850.00	Dated:27.12.2024
Development Charge for Building	-	Rs. 185200.00	Dated:27.12.2024
Development Charge for Land	-	Rs. 33100.00	Dated:27.12.2024
Infrastructure and Amenities Charges	-	Rs. 2627700.00	Dated:27.12.2024
Display Board Charges	-	Rs. 1500.00	Dated: 27.12.2024
Shelter Charges	-	Rs. 736542.00	Dated:27.12.2024
OSR Charges	-	Rs. 8905453.00	Dated:26.12.2024
Premium FSI	-	Not Applicable	

ORDER

With reference to the 1st cited letter, the applicant Tmt .R. JAISRI has requested for the approval of Residential Group Housing Development building at Coimbatore District, Coimbatore Local Planning Authority, Coimbatore North Taluk – Coimbatore Corporation / East Zone – Kalapatti (East) Village - S.F.Nos: 1074/1A2, 1074/2A1, 1074/2A2C, 1074/2A2D, 1074/2B1A and 1074/2B3A for an extent of site area 8272.58 sq.m.

The site was marked as "A to G" and the technical concurrence for the Proposed Residential Group Housing Development building for FSI area 9211.14 sqm. was issued vide letter no 2 by the Director, Directorate of Town and Country Planning Department, Chennai and numbered as **B.P/DTCP No.629/ 2024.**

With reference to the letter 14 cited, Demand was issued to the applicant on 24.12.2024 & 26.12.2024. Applicant remitted the required fees and submitted remittance letter in this office on 26.12.2024 & 27.12.2024

Hence The Planning Permission is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal with the following general and special conditions and numbered as Planning Permission No- **820 /2024. The Planning Permission Duration is given from esigned date for a period of 8 Years. And Duration** from 27.12.2024 to 26.12.2032 (8Years)

Area of the Site - 8272.58 Sq.mt

Building Area Details : Residential group Housing Development

Floor Details	FSI Area (Sq.m)	Non-FSI Area (sq.m)	Total Built up Area (Sq.m)
Block-1			
Ground Floor	182.83	-	182.83
First Floor	145.66	-	145.66
Second Floor	52.64	-	52.64
Total	381.13	-	381.13
Block-2			
Ground Floor	161.09	-	161.09
First Floor	138.98	-	138.98
Second Floor	50.65	-	50.65
Total	350.72	-	350.72
Block-3			
Ground Floor	161.09	-	161.09
First Floor	138.98	-	138.98
Second Floor	50.65	-	50.65
Total	350.72	-	350.72
Block-4			
Ground Floor	174.22	-	174.22
First Floor	149.64	-	149.64
Second Floor	54.62	-	54.62
Total	378.48	-	378.48
Block- 5			
Ground Floor	165.21	-	165.21
First Floor	140.63	-	140.63
Second Floor	48.87	-	48.87
Total	354.71	-	354.71
Block- 6			
Ground Floor	165.21	-	165.21
First Floor	140.63	-	140.63
Second Floor	48.87	-	48.87
Total	354.71	-	354.71

Block-7			
Ground Floor	165.21	-	165.21
First Floor	140.63	-	140.63
Second Floor	48.87	-	48.87
Total	354.71	-	354.71
Block-8			
Ground Floor	306.52	-	306.52
First Floor	210.07	-	210.07
Second Floor	111.90	-	111.90
Total	628.49	-	628.49
Block- 9			
Ground Floor	161.09	-	161.09
First Floor	138.06	-	138.06
Second Floor	57.17	-	57.17
Total	356.32	-	356.32
Block- 10			
Ground Floor	161.09	-	161.09
First Floor	138.06	-	138.06
Second Floor	57.17	-	57.17
Total	356.32	-	356.32
Block- 11			
Ground Floor	182.83	-	182.83
First Floor	145.66	-	145.66
Second Floor	52.64	-	52.64
Total	381.13	-	383.13
Block- 12			
Ground Floor	161.09	-	161.09
First Floor	138.06	-	138.06
Second Floor	57.17	-	57.17
Total	356.32	-	356.32
Block- 13			
Ground Floor	161.09	-	161.09
First Floor	138.06	-	138.06
Second Floor	57.17	-	57.17
Total	356.32	-	356.32

Block- 13			
Ground Floor	161.09	-	161.09
First Floor	138.06	-	138.06
Second Floor	57.17	-	57.17
Total	356.32	-	356.32
Block- 14			
Ground Floor	161.09	-	161.09
First Floor	138.06	-	138.06
Second Floor	57.17	-	57.17
Total	356.32	-	356.32
Block- 15			
Ground Floor	141.74	-	141.74
First Floor	121.43	-	121.43
Second Floor	46.33	-	46.33
Total	309.50	-	309.50
Block- 16			
Ground Floor	161.09	-	161.09
First Floor	138.98	-	138.98
Second Floor	50.65	-	50.65
Total	350.72	-	350.72
Block- 17			
Ground Floor	161.09	-	161.09
First Floor	138.98	-	138.98
Second Floor	50.65	-	50.65
Total	350.72	-	350.72
Block- 18			
Ground Floor	182.83	-	182.83
First Floor	145.66	-	145.66
Second Floor	52.64	-	52.64
Total	381.13	-	383.13
Block- 19			
Ground Floor	161.09	-	161.09
First Floor	138.98	-	138.98
Second Floor	50.65	-	50.65
Total	350.72	-	350.72

Block- 20			
Ground Floor	161.09	-	161.09
First Floor	138.98	-	138.98
Second Floor	50.65	-	50.65
Total	350.72	-	350.72
Block- 21			
Ground Floor	161.09	-	161.09
First Floor	138.06	-	138.06
Second Floor	57.17	-	57.17
Total	356.32	-	356.32
Block- 22			
Ground Floor	161.09	-	161.09
First Floor	138.06	-	138.06
Second Floor	57.17	-	57.17
Total	356.32	-	356.32
Block- 23			
Ground Floor	182.83	-	182.83
First Floor	145.66	-	145.66
Second Floor	52.64	-	52.64
Total	381.13	-	381.13
Block- 24			
Ground Floor	353.73	-	353.73
First Floor	353.73	-	353.73
Head room	-	34.16	34.16
Total	707.46	34.16	741.62
Total Area	**9211.14**	**34.16**	**9245.30**

FSI = 9211.14/ 8272.58 = 1.11

Special Conditions

- OSR Area 827.25 sq.m Equivalent Guideline Amount Paid by Applicant.
- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously

- 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.
- 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 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.
- 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 orpremises or activity under various other laws.

General Conditions

1. This planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 49).

2. 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 within Two months from the date of issue of this order to Director of Town and Country Planning / Government.

3. After the Planning Permission issued by Member Secretary Coimbatore Local Planning Authority
    a. 1.If the details given by the applicant is found to be false(or)
    b. 2. If the applicant fails to follow the rules and Norms, the Member Secretary
    c. Concern can cancel or revise the planning permission issued.

4. 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.

5. Parking area to be utilized only for parking purpose mentioned as per approved Drawing.

6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

7. 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.

8. 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.

9. Mosquito netting to be provided at OHT and well.

10. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.

11. Fly Ash bricks and Materials to be used Mandatory.

12. 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.

13. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

15. 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.

16. 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.

17. Government Registered Electrical Contractor must be employed for wiring works during construction.

Member secretary / Joint Director (i/c)
Coimbatore Local Planning Authority
Coimbatore

To:
The Commissioner,
Coimbatore Corporation,
Coimbatore

Copy to:

1. R. JAISRI,
   125 Samridhi Apartment,
   Nehru Nagar East,
   Kalapatti Road,
   Coimbatore- 641014

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

Signature valid
Signed by: Joint Director
Location:Coimbatore
Date:2024.12.27 18:58:21



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