

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/5/23 1:09 PM

From:

Joint Director / Deputy Director / Assistant

Kallakurichi

TO:

Panchayat President,
Thachur Panchayat / Village,
Kallakurichi Taluk
Kallakurichi District.

Online Application Number:

SWP/BPA/004975/2022

Submitted Date :

-

Sir,

Subject:

Commercial Building – Kallakurichi District Town and Country Planning Office - Kallakurichi District – Kallakurichi Taluk – Kallakurichi Panchayat Union – Thachur Panchayat / Village - SF No.185/1B – Site Extent of 5574.00 Sq.m - Proposed Commercial Building (Ground + 2 Floors) - Technical Clearance issued - forwarded for further action - Regarding.

Reference:

- 1.Applicant Thiru. S.Vetrivel for M/s.Vekam Business Solutions LLP., Online Application No. SWP/BPA/0004974/2022, Dated: 31.12.2022.
- 2.G.O.138, Housing and Urban Development Department, dated 04.06.2004.
- 3.G.O.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.85, Housing and Urban Development Department, dated 16.05.2017.
- 4.G.O.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.18, Housing and Urban Development Department, dated 04.02.2019.
- 5.G.O.79, Housing and Urban Development Department, dated 04.05.2017.
6. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020
- 7.G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
- 8.G.O.01, Housing and Urban Development Department, dated 05.01.2021
9. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated:04-07-2014.
10. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018

11. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
12. Circular from the Director of Town and Country Planning, Roc No. 14063/2020/Spl.cell, Dated:13-10-2020.
13. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23-04-2022.
14. District Fire Officer, Fire and Resuce Service, Kallakurichi District, K.Dis No. 5447/E/2022, Dated.28.07.2022.
15. Joint Director Agricultural Department, Kallakurichi District, Letter No. A3/9270/2022, Dated.09.11.2022 .
16. Demand payment Request Letter, Dated: 03.01.2023 and 04.01.2023 requiring payment of Centage Fee Charge, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges & OSR Charges.
17. Applicants Thiru. S.Vetrivel, for M/s.Vekam Business Solutions LLP., Dated: 03.01.2023 and 04.01.2023. Payment of Centage Fee Charge, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges & OSR Charges.

Body of the letter: With reference to the 1st cited letter, applicant has requested for the Approval of Commercial Building in Kallakurichi District, Kallakurichi Taluk, Kallakurichi panchayat Union, Thachur Panchayat and Village, SF No.185/1B for an extent of 5574.00 Sq.m Proposed Commercial Building Ground + 2 Floors of FSI Area 2617.33 Sq.m. The Site has been marked as "A to D" and Concurrence for Site approval Issued Vide this Office Approved No. SWP/DTCP/KALLAKURICHI/SITE APPROVAL No. 02/2023. Building Permission has been issued with the following common and special conditions.

The Proposed Building Area.
Area of Site : 5574 Sqm.
Building Area : 2617.33 Sqm.

Building Details

Block-1

Ground Floor – 715.31 Sqm

Block-2

Ground Floor – 390.13 Sqm

Block-3

Ground Floor - 235.09 Sqm

Block-4

Ground Floor – 308.47 Sqm

First Floor – 308.47 Sqm

Second Floor – 308.47 Sqm

Terrace Floor – 35.82 Sqm

Block-5

Ground Floor – 96.00 Sqm

Block-6

Ground Floor – 154.11 Sqm

Block-7

Ground Floor – 65.46 Sqm

Grand Total - 2617.33 Sqm

Parking Details

Car Parking - 37 Nos.
DA Parking - 02 Nos.
Two Wheelers Parking - 57 Nos.

For the proposed Commercial Building plan Numbered as SWP/DTCP/KALLAKURICHI/BUILDING PLAN No. 01/2023. As per Town and Country Planning Act 1971 sec 47 Building permission is granted subject to the following special terms and conditions.

SPECIAL CONDITIONS.

1. The permission granted by the competent authority shall not mean responsibility or clearance as per TNCD BR 2019 Rule No.11 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.
2. The project / Applicant shall not commence any activity, excepting fencing of the site and construction of temporary shed for guard, without obtaining Environmental clearance under the EIA Notification, 2006 from the State Level Environment Impact Assessment Authority or the Ministry of Environment and Forests, Government of India, as applicable to the project, as per the threshold limits. Any violation from the above requirement is liable for action under section 19 of the Environment (Protection) Act, 1986 and Environmental clearance should be obtained before commencement of construction/issue of planning permission.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
4. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.
5. 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 Surveyor 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.
6. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Director 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 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
7. As per Circular No. 05013/2015/MP dated 19.03.2015 of The Director of Town and Country Planning, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.
8. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage
9. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated:05.02.2016 shown in Reference - 3 relating to installation and use of solar energy system, should be followed.
10. Government Exclusion at the proposed site. List of water resources. The Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition. It is

informed that the approval given to them will be cancelled by the Director of Town and Country Development without any prior notice if there is any impact on the above information.

11. "This order is passed subject to the outcome of the writ petition WP(MD) No.8948 of 2019"

12. "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 & 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."

13. With the Reference 4 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follow

(i) When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from the Assistant Director, District Town and Country Planning Office, Kallakurichi District.

(ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning Office, Kallakurichi District.

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC)

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

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

15. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.

16. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

GENERAL CONDITIONS.

1. After the Assistant Director, Kallakurichi District Town and Country Planning Office has issued the technical permission, if (i) wrong information has been submitted by the petitioner to obtain the technical permission or (ii) if the correct procedures as per law have not been followed, the Assistant Director has the right to change or cancel the technical permission based on the above reasons.

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

3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

4. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.

5. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
6. Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building.
7. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building.
8. Mosquito netting to be provided at OHT and well.
9. Adequate fire prevention and firefighting equipment shall be installed in the proposed construction as required by law.
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 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction.
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
14. 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.
15. Government Registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance Procedure to be Follow
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
18. Enforcement action Under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Panchayat President, Thachur Panchayat if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
19. The Applicants/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.
20. Setbacks should be Retained as per Approval Drawing
21. As per DTCP Circular ROC. No.4367/2019/BA2- dated.05.02.2020 instead of hand overing of 10% OSR land applicant paid an equivalent government guideline value of the land.
22. If any NH proposal lies in the site, this approval can't restrict the building approval

The following fee and charges are collected as follows.

Scrutiny Charge Rs. 13595.00, Dated: 31.12.2022

OSR Charge Rs. 139350.00, Dated: 03.01.2023

Centage Charge for Land Rs. 300.00, Dated: 04.01.2023

Centage Charge for Building Rs. 4700.00, Dated: 04.01.2023

Infrastructure and Amenities Charges Rs. 498200.00, Dated: 04.01.2023

CC Charges Rs. 28521.95, Dated: 04.01.2023

Security Deposit Charges Rs. 249100.00, Dated 04.01.2023

Display Board Charges Rs. 1500.00, Dated: 04.01.2023

Shelter Charges – Rs. NIL

Premium FSI Charges – NIL

Enclosure
Original Map and Condition - 2 sets

Copy to

1. Thiru. S.Vetrivel
M/s.Vekam Business Solutions LLP.,
Door No.35A, Paithur Road,
Attur Taluk,
Salem District - 636102,

2.Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008

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

