

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 11/29/22 6:25 PM

From:

Joint Director / Deputy Director / Assistant

AA Complex, Public office road, Nagapattinam

TO:

The Executive officer
Velankanni Special Grade Town Panchayat,
Velankanni, Kilvelur Taluk,
Nagapattinam District.

Online Application Number:

SWP/BPA/003044/2022

Submitted Date :

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Sir,

Subject:

Building - Office of the District Town and Country Planning office - Nagapattinam District - The proposal for construction of Professional Construction office building (Stilt+3 floors) in S.F.No84/2A1, Extent of 280.00 Sq.m Velankanni Town Panchayat, Kilvelur Taluk, Nagapattinam District - Technical Clearance -Issued - Forwarded for further action - Reg

Reference:

1. Applicant Thiru.P.Arumaichandran, Tambaram Vide Online Application No.SWP/BPA/003043/2022 Dt:18.11.2022
- 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
4. G.O.85 Housing and Urban Development Department dated 16.05.2017
5. G.O.1 Housing and Urban Development Department dated 05.01.2021
6. G.O.53 Housing and Urban Development Department dated 16.04.2018
7. G.O.18 Municipal and Administration and Water supply Department dated 04.02.2019
8. G.O.16 Municipal and Administration and Water supply Department dated 31.01.2020
9. G.O.18 Housing and Urban Development Department dated 04.02.2019
10. G.O.54 Housing and Urban Development Department dated 12.03.2020
- 11.Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.7486/2009/PA2, Dated:16-04-2009
12. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.21075/2009/PA1, Dated:27-06-2012
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.12201/2017/PA1, Dated:22-09-2017
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.12201/2017/PA1, Dated:14-12-2017
15. 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
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.47963/2022/K2, Dated:23-04-2022
17. Demand payment Request Letter, Dated:23.11.2022
18. Applicant Thiru.P.Arumaichandiran, Tambaram remittance letter dated:25.11.2022

Body of the letter: Order

The proposal received in the reference I st Cited for the proposed for construction of Professional Consulting office Building (Stilt + 3 floors) Extent of 280.00 Sq.m in S.F.No.84/2A1, Velankanni Town Panchayat, Kilvelur Taluk, Nagapattinam District.

The application was processed as per the rules prevailing, records perused and Site inspection was conducted. With reference to the letter 18 cited, Demand was issued to the applicant on 23.11.2022 Applicant remitted the required fees and submitted remittance letter in this office on 25.11.2022

Nagapattinam District Kilvelur Taluk, Velankanni Town Panchayat in S.F.No.84/2A1 - 280.00 Sq.m The FSI area of the building 493.23 Sq.m (Stilt +3 Floors) Site approval under earmarked "ABCD" with also building plan Technical Clearance No.BP/DD-DTCP(NGT)NO:01/2022

Site Area :280.00 sq.m

Description	FSI Area	Non FSI Area	Total Area
Stilt Floor Area	-	202.73	202.73
First Floor Area	163.93	-	163.93
Second Floor Area	164.65	-	164.65
Third Floor Area	164.65	-	164.65
Head Room	-	27.81	27.81
Total Area	493.23	230.54	723.77

FSI = $1.66 < 2$

special condition:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
4. 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.
5. "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".
6. 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.
7. 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.

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

9. 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 responsible 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.

10. The Condition mentioned in the ordinance mentioned view seven should be followed:

(i) 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 Deputy Director of Town and Country Planning Nagapattinam District.

(ii) (a) 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 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 for the issue of Construction Continuance Certificate (CCC)

(b) Also the 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 the 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)

(iii) 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 any other conditions / directions stipulated in the operational guidelines issued /subsequently to be issued by the DTCP

Condition:

1. After the Planning Permission issued by Deputy Director, Town and country planning nagapattinam district .
 - 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 Deputy Director concern can cancel or revise the planning permission issued.
2. 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.
3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
5. 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.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. 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.
9. Fly Ash bricks and Materials to be used Mandatory.
10. 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.

11. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. 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.
14. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Executive officer , Velankanni Town Panchayat if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction. Special Conditions.
16. As per G.O.No.79 Department of Housing and Urban Development dated:04.05.2017 in non planning areas has been requested to collect Rs.1000 as security fees for each plot, And under rule No.9 concerned local body should collect the 3% market value for land conversion charges before issuing the final approval.

Head of Account

0217 Urban development - 60 other development scheme - 800 other Receipts - As Receipts under Land use Conversion Charges - 27 Non Taxation fees - 09 Collections
(DPC:0217-60-800-AS-22709)

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

Scurutiny Fee	: 1404.00/-	Dated: 18.11.2022
Centage Charges for Land	: 300.00/-	Dated 25.11.2022
Centage Charges for Building	: 2400.00/-	Dated: 25.11.2022
CC Charges	: 7792.41/-	Dated: 25.11.2022
Infrastructure and Amenities Charges	:92872.00/-	Dated: 25.11.2022
Security Deposit Charges	:46436.00/-	Dated 25.11.2022
Display Board Charges	:1500.00/-	Dated 25.11.2022

Encl:

Building Plan Map

and Country Planning Office

Nagapattinam District

Deputy Director

District Town

Copy:

1.Thiru.P.Arumai Chandiran
First cross street,
Lambert Nagar,
Virugambakkam,
Chennai - 600092

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