

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 12/1/22 3:10 PM

From:

Joint Director / Deputy Director / Assistant

NO.14/G, First Floor, M.B.T.Road, Navalpur, Ranipet-632402

TO:

Thiru.R.Gandhi,
S/o.R.Chinnappa Chettiyar,
No.7, Railway Station Road,
Ranipet.

Online Application Number:

SWP/BPA/002688/2022

Submitted Date :

-

Sir,

Subject:

Residential Building – District Town and Country planning Office - Ranipet District - Ranipet LPA – Ranipet Municipality – Ward – B, Block-20, T.S.No 68 - Site extent of 3435.0 Sqm – proposed Residential building for an FSI Area of 2434.65 Sqm Technical clearance issued - forwarded for further action - Reg.

Reference:

1. Applicants Thiru.R.Gandhi online application No: SWP/BPA/002688/2022
Dated: 02.11.2022.
2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
5. G.O.19, Department of Municipal Administration and Water Supply, Dated: 02.03.2022.
6. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
7. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16-04-2009.
8. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated: 27-06-2012.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated: 22-09-2017.
10. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14-12-2017.
11. Applicant Thiru.R.Gandhi demand remittance letter dated : 25.11.2022 & 28.11.2022
12. Circular from the Director of Town and Country Planning, Roc No. 4173/2022/TCP5, Dated: 12.04.2022

Body of the letter:

Fees Details

1. Scrutiny Fees - 10,122
2. Centage Charge for Land - Rs.300
3. Centage charge for Building - Rs. 8200
4. Infrastructure and Amenities charges - Rs. 4,58,720
5. Security Deposit charges - Rs. 2,29,360
6. CC Charges - Rs. 26,756
7. Display Board - Rs. 1500
8. OSR Amount - Rs.44,60,347

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Residential building in Ranipet District, Ranipet LPA, Ranipet Municipality, Ward – B, Block-20, T.S.No 68 - Site extent of 3435.0 Sqm – proposed Residential building for an FSI Area of 2434.65 Sqm - The site has been marked as “ABCDE ” and concurrence for site issued vide this office Approved Number SWP/DTCP/RANIPET/BUILDING NO: 10 / 2022 Technical Clearance has been issued with the following common and special conditions.

Proposal Details

Area of Site - 3435.00 Sqm

FSI Area - 2434.65 Sqm

No of Dwellings - 3Nos

Building details

Block & Floor Details FSI Area sqm Non-FSI Area sqm Total Buildup Area (sqm)

Block -1

Ground Floor 739.1067 24.3880 763.4947

First Floor 720.2949 24.3880 744.6829

Second Floor 314.1502 1.8114 315.9616

Block -2

Ground Floor 180.7549 - 180.7549

First Floor 173.3204 - 173.3204

Second Floor 173.3204 - 173.3204

Block -3

Ground Floor 66.8505 - 66.8505

First Floor 66.8505 - 66.8505

Total 2434.65 50.59 2485.24

Guard Room - 6.25 -

Conditions

1. As per DTCP Circular ROC. No.4376/2019- dated.05.02.2022 instead of hand overing of 10% OSR land applicant paid an equivalent government guideline value of the land.
2. This planning permission issued in accordance with TamilNadu Town and Country Planning Act 1971(Section 49).
3. After the Planning Permission and Building Approved issued by Member Secretary Ranipet Local Planning Authority
 - 1.If the details given by the applicant is found to be false(or)
 2. If the applicant fails to follow the rules and Norms , the Member Secretary 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 WaterSupply,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 Tamilnadu 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.

Special Conditions

- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- 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.
- 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 or premises or activity under various other laws.
 - g) The Commissioner, Ranipet Municipality is hereby informed to give final approval to the proposed building after receipt of full payment of development fees and building permit fees to the Government for the proposed residential construction.

