

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 11/25/22 10:24 AM

From:

Joint Director / Deputy Director / Assistant

No.6, Sannathi Street, Subramaniya Nagar,
Suramangalam, Salem 636 005.

TO:

Block Development Officer,
Konganapuram Panchayat Union,
Edappadi Taluk
Salem District.

Online Application Number:

SWP/BPA/002799/2022

Submitted Date :

-

Sir,

Subject:

Industrial Building - Office of the Salem District Town and Country Planning –Salem District – Edappadi Taluk – Konganapuram Panchayat Union – Koranampatti Panchayat and Village, SF No. 457/39 Plot No.45,46,47 in Approved SIDCO Industrial Layout (L.P/SD.No.158/2020) – Extent of 2998.57 Sq.m Proposed R.C.C Terraced Roof Pharma Manufacturing Industrial (Ground + 2 Floors) - Technical Clearance issued - forwarded for further action - Regarding.

Reference:

- 1.Applicant Mr.C.Sukumar M/S. Dr. Moni Life Science - Online Application No. SWP/BPA/002799/2022, Dated: 05.11.2022
- 2.G.O.86, Housing and Urban Development Department, dated 28.03.2012.
- 3.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
- 4.G.O.138, Housing and Urban Development Department, dated 04.06.2004
- 5.Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
- 6.District Officer Salem Fire and Recuse Services letter Mu.Mu.No.1117-A2-2020 dated 18.02.2020
- 7.Demand payment Request letter dated 18.11.2022
- 8.Applicant Mr.C.Sukumar M/S. Dr. Moni Life Science, Demand Remittance letter dated 24.11.2022

Body of the letter:

With reference to the letter in the 1st cited, applicant has requested for the approval of Industrial Building in - Salem District – Edappadi Taluk – Konganapuram Panchayat Union – Koranampatti Panchayat and Village, SF No. 457/39 Plot No.45,46,47 in Approved SIDCO Industrial Layout (L.P/SD.No.158/2020) – Extent of 2998.57 Sq.m Proposed R.C.C Terraced Roof Pharma Manufacturing Industrial (Ground + 2 Floors) of FSI Area 2085.10 Sq.m. The Site has been marked as “ABCDEFGH” and Concurrence for Site approval Issued Vide SWP/DTCP/SALEM/Site Approval No. 37/2022.

The Proposed Industrial Building Area

Floor Details	Builtup Area	Net FSI Area
Ground Floor	887.17	887.17
First Floor	887.17	887.17

Second Floor	310.76	310.76
Grand Total	2085.10	2085.10

FSI – 0.70

With the above Area the Proposed Industrial Building Technical Clearance Issued with Special and General Conditions. The Industrial Building Plan Numbered as SWP/SALEM/B.P/A.D TCP No. 17/2022 from 25-11-2022 to 24-11-2030 (8 Years)

SPECIAL CONDITIONS

1. 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. Before issuing Technical clearance ensuring the primary development rights of the applicant by verifying (lease deed, sale deed, gift deed, etc.)
2. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed
3. 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
4. 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, FSI and Setbacks should be Retained as per Approval Drawing
5. Government Registered electrical Contractor must be employed for wiring works during construction
6. Ref No.6 District Officer Salem Fire and Recuse Services Issued terms and Condition to be Followed and Local body Should monitor these before getting Final Approval
7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
8. 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
9. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously
10. "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
11. "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."

GENERAL CONDITIONS

1. Solar water heating system to be provided to the proposed building
2. Setbacks should be Retained as per Approval 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage 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
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing
6. Provide Sufficient Fire Resistance and Fire equipment in proposed Building
7. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
8. Fly Ash bricks and Materials to be used Mandatory
9. 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
10. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID
11. Enforcement action Undersection 56&57 of Tamil Nadu Town and Country Planning Act 1971

must be taken by the Block Development Officer, Konganapuram Panchayat Union if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

The following fee and charges are collected as follows

Scrutiny Charge Rs. 8668.00, Dated : 05.11.2022

Centage Charge for Land Rs. 300.00, Dated : 24.11.2022

Centage Charge for Building Rs. 1500.00, Dated : 24.11.2022

Infrastructure and Amenities Charges Rs. 392168.00, Dated: 24.11.2022

Display Board Charges Rs. 1500.00, Dated : 24.11.2022

Enclosure

Original Map and Condition - 2 sets

Copy to

1.Mr.C.Sukumar

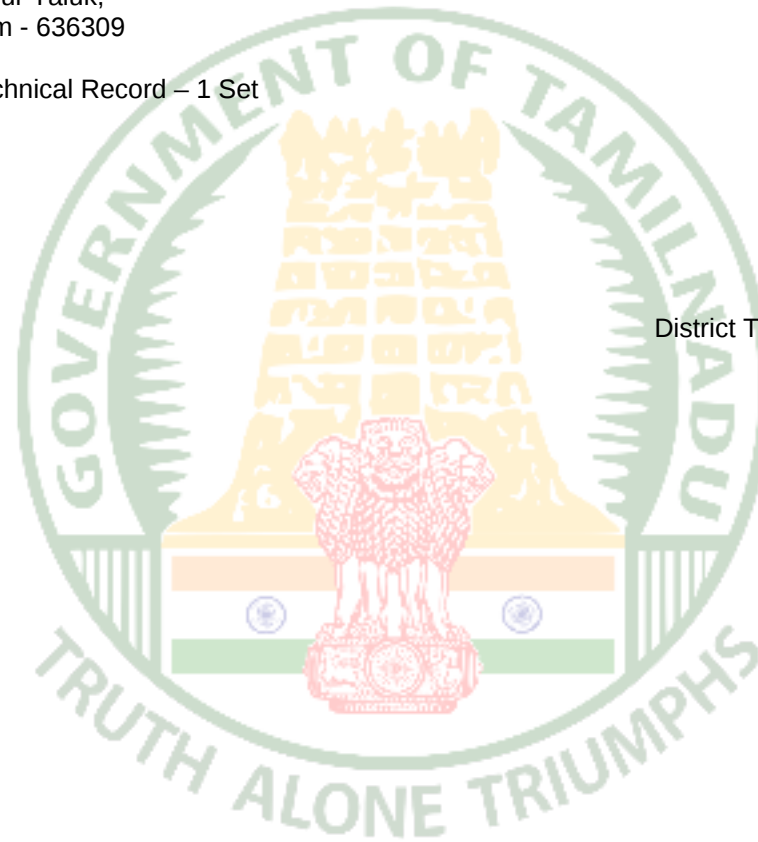
M/s.Dr.Moni Life Science,

No.1-116, Kamalapuram,

Omalur Taluk,

Salem - 636309

2.Technical Record – 1 Set



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