

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/2/23 5:31 PM

From:

Joint Director / Deputy Director / Assistant

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

TO:

Commissioner,
Salem Corporation,
Salem District.

Online Application Number:

SWP/BPA/004705/2022

Submitted Date :

-

Sir,

Subject:

Commercial Building - Office of the Salem District Town and Country Planning –Salem Local Planning Area - Salem District –Salem West Taluk – Salem Corporation – Alagapuram Village - (Old SF No.104/30B,31 & 32)– New Ward-D – Block-51 – T.S.No.13/1, 13/2, 13/3,14 & 46/1 Extent of 1092.04 Sq.m Existing and Proposed Additional Construction of R.C.C Terrace Roof Stilt + 3 Floors Commercial Building (Business Office) – Planning Permission issued - forwarded for further action - Regarding.

Reference:

- 1.Made by Applicant K.Bhuvanendran and B.Rajalakshmi - Online Application No. SWP/BPA/0004652/2022, Dated: 22.12.2022
- 2.Proceeding Order of the Assistant Director/Member Secretary (i/c) Salem Local Planning Authority Roc No.323/2020 SLPA Dated:11.03.2020
- 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 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020
- 5.G.O.18, Housing and Urban Development Department, dated 04.02.2019
- 6.Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
- 7.Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/PA1 dated 27.06.2012
- 8.Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/PA1 dated 22.09.2017
- 9.Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017
- 10.G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
- 11.Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
- 12.G.O.53, Housing and Urban Development Department, dated 16.04.2018
- 13.G.O.138, Housing and Urban Development Department, dated 04.06.2004
- 14.G.O.01, Housing and Urban Development Department, dated 05.01.2021
- 15.Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
- 16.Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2

dated 23.09.2020

17.Demand payment Request letter dated 30.01.2023

18.Applicant K.Bhuvanendran and B.Rajalakshmi, Demand Remittance letter dated 31.01.2023.

Body of the letter: Vide Proceeding Order Shown in Reference No.2 the applicants K.Bhuvanendran and B.Rajalakshmi obtained revised Building Plan Approval for Salem District – Salem West Taluk – Salem Corporation – Alagapuram Village - (Old SF No.104/30B,31 & 32)– New Ward-D – Block-51 – T.S.No.13/1, 13/2, 13/3,14 & 46/1 Extent of 1092.04 Sq.m Stilt + 2 Floors. Now the applicants have applied for Revised and Additional construction vide the Online application 1st cited in the reference requesting for the approval of Commercial Building in Salem Local Planning Area - Salem District – Salem West Taluk – Salem Corporation – Alagapuram Village - (Old SF No.104/30B,31 & 32)– New Ward-D – Block-51 – T.S.No.13/1, 13/2, 13/3,14 & 46/1 Extent of 1092.04 Sq.m Existing and Proposed Additional Construction of R.C.C Terrace Roof Business Office Stilt + 3 Floors Commercial Building of FSI Area 1916.61 Sq.m. The Site has been marked as “ABCDE” and Concurrence for Site approval is hereby issued Vide SWP/DTCP/SALEM/Site Approval No.48/2023 (This Revises LP/SLPA No.15/2020).

The Existing and Proposed Commercial Building Area

Floor Details	Builtup Area	Net FSI Area	Non FSI Area
Stilt Floor(Existing)	638.87	638.87	-
First Floor(Existing)	638.87	-	638.87
Second Floor(Existing)	638.87	-	638.87
Third Floor(Proposed)	638.87	-	638.87
Grand Total	2555.48	638.87	1916.61

Head Room Area –60.52 Sq.m

FSI – 1.75

The Planning Permission for the Existing and Proposed Additional Construction of Commercial Building is Issued under the following Special and General Conditions. The Commercial Building Plan Numbered as Planning Permission No. 23/2023 (This Revises BP.PP/SLPA No.15/2020) has Validity from -02-02-2023 to 01-02-2031 (8 Years)

SPECIAL CONDITIONS

- 1.It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
- 2.Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously
- 3.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
- 4.Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage
5. 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 right over the property to propose such developments, will be verified on the basis of submitted supporting documents such as 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 arises dispute of individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the appropriate organization to decide this
- 6.“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
- 7.“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 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.”
- 8.If any court case would be pending with reference to this proposal, the Technical Concurrence issued would be treated as INVALID
- 9.Building shall be used strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS

- 1.The Planning permission is issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)
- 2.If the application applied under 49 or 47 of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 76 of Tamil Nadu 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, Chennai
- 3.In case the documents submitted for approval is found to be fake or fraudulently the Technical Concurrence will be cancelled without any prior intimation to the applicant
- 4.Rain water Harvesting should be provided as per the direction mentioned in GO(Ms)No.18, Municipal Administration and Water supply Department Dated:04.02.2019 and also Necessary Fire Resistance Equipment shall be provided in the proposed Building
- 5.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
- 6.Fly Ash bricks and Materials to be used Mandatory
- 7.Setbacks should be Retained as per Approved Drawing
- 8.As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
- 9.If the proposed building comes under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) Consent from the TNPCB should be obtained
- 10.No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained
- 11.Mosquito netting to be provided at OHT and well
- 12.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.
- 13.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
- 14.Parking area to be utilized only for parking purpose mentioned as per approved drawing
- 15.Government Registered electrical Contractor must be employed for wiring works during construction
- 16.Seismic Resistance Procedure to be Followed
- 17.Sufficient Fire Resistance and Fire equipment in proposed Building should be provided
- 18.Approved order and drawing copies shall be handed over to buyer by the owner at the time of sale
- 19.Enforcement action under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Salem Corporation if the construction is done with Additional/Deviation to the approved plan before Levy of the applicable Taxes.
- 20.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
- 21.With the Reference 4 and 5 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 is completed then the applicant should 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 Salem Local Planning Area
 - (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/Member Secretary, Salem Local Planning Authority, Salem
 - (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

The following fee and charges are collected as follows

Scrutiny Charge Rs. 6861.0 , Dated : 22.12.2022

OSR Charge – NIL

Centage Charge for Land – NIL

Centage Charge for Building – NIL

Infrastructure and Amenities Charges Rs. 59596.0 , Dated : 31.01.2023

CC Charges Rs. 554.0, Dated : 31.01.2023

Security Deposit Charges Rs. 29798.0 , Dated : 31.01.2023

Display Board Charges Rs. 1500.0 , Dated : 31.01.2023

Shelter Charges – NIL

Premium FSI Charges – NIL

Development Charges for Land – NIL

Development Charges for Building Rs. 4065.0 , Dated : 31.01.2023

Enclosure

Original Map and Condition - 2 sets

Copy to

1.K.Bhuvanendran and B.Rajalakshmi

No.16/25, Indira Gandhi Road,

Fairlands, Salem-16

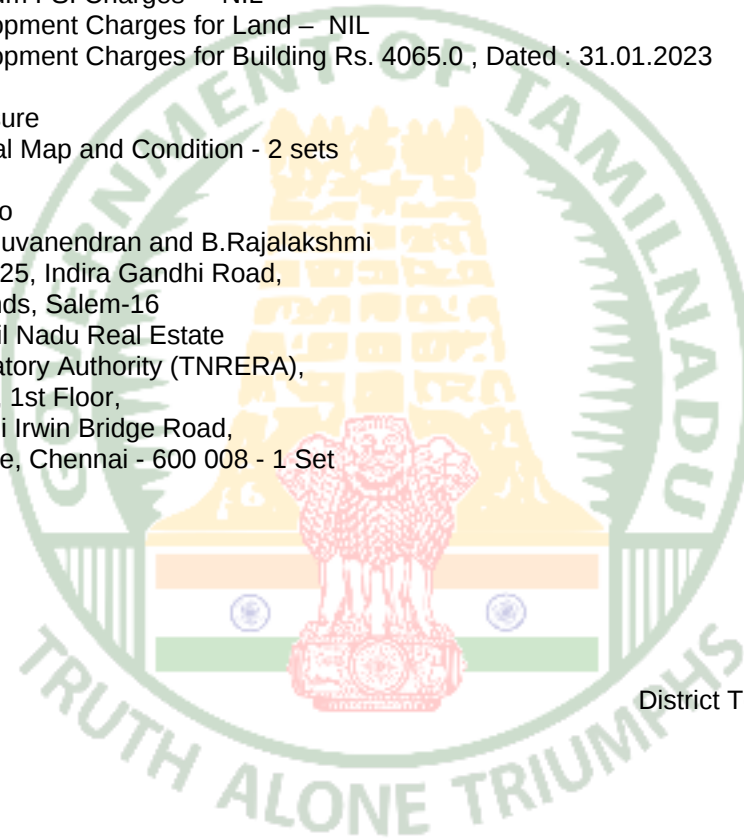
2.Tamil Nadu Real Estate

Regulatory Authority (TNRERA),

No.1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai - 600 008 - 1 Set



JD/DD/AD

District Town & Country Planning Office District