

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/2/23 4:47 PM

From:

Joint Director / Deputy Director / Assistant

No.5 Ganapathy Nagar, South Street, Medical College
Road, Thanjavur

TO:

The President,
Karkavayal Panchayat,
Pattukkottai Taluk,
Thanjavur(Dt)614602.

Online Application Number:

SWP/BPA/005359/2023

Submitted Date :

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Sir,

Subject:

Building – Office of District Town and Country planning, Thanjavur – The Proposal for Construction of Kalyana Mandapam Building (Ground Floor) with an extent of 8992.00 sq.m in R.S. No 194/1B of Kottakudi village, Karkavayal Panchayat, Pattukkottai taluk ,Thanjavur District- Technical Concurrence Issued- Forwarded for further action- Reg

Reference:

1. Applicants Thiru.V.Narayanasamy, Thanjavur Vide online application No: SWP/BPA/005359/2023 Dated: 10.1.2023.
2. G.O 79 Housing and Urban Development Department dated: 12.03.2020.
3. G.O 138 Housing and Urban Development Department dated 04.06.2004.
4. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O 01 Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O 53 Housing and Urban Development Department, Dated: 16.04.2018.
8. G.O.18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
9. G.O.16 Municipal Administration and Water Supply Department Dated: 31.01.2020.
10. G.O 18, Housing and Urban Development Department, Dated: 04.02.2019.
11. G.O 54 Housing and Urban Development Department, Dated: 12.03.2020.
12. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated:27- 06-2012.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/PA1, Dated:22- 09-2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14- 12-2017.
16. 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
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K2, Dated:23.04.2022.

18. District Officer, Fire and Rescue Department, Thanjavur, Vide Letter Roc. No. 9857/B1/2022 (PP) Dated 13.12.2022
19. Demand payment request letter dated 18.2.2023 & 22.2.2023
20. Demand payment V.Narayanasamy, Thanjavur demand remittance letter dated 22.2.2023

Body of the letter:

The Proposal for Construction of Construction of Kalyana Mandapam Building (Ground Floor) with an extent of 8992.00 sq.m in R.S. No 194/1B of Kottakudi village, Karkavayal Panchayat, Pattukkottai taluk ,Thanjavur District. The application was processed as per the rules prevailing, records perused and Site inspection was conducted. With reference to the letter 19th cited, Demand was issued to the applicant on 18.2.2023 and 22.2.2023. Applicant remitted the required fees and submitted remittance letter in this office on 22.2.2023.

Hence, The Proposal for Construction of of Construction of Kalyana Mandapam Building (Ground Floor) with an extent of 8992.00 sq.m in R.S. No 194/1B of Kottakudi village, Karkavayal Panchayat, Pattukkottai taluk ,Thanjavur District. Site approval from A to J has been granted as follows:

Site Area : 8992.00 sq.m

Description FSI Area Non FSI Area Total Area

Ground Floor Area 780.48 - 780.48

Total Area 780.48 - 780.48

FSI = $780.48/8992 = 0.08$

The site has been marked as "A to J" and the site approval and technical concurrence for the institutional building has been accorded vide SWP/DTCP/TNJ/R/BP No.03/2023 with the following special

Condition/Conditions:

1. For OSR, the applicant has remitted Rs.48556/- (Rupees Forty eight thousand five hundred and fifty six only) on 18.2.2023.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made thereunder and does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules under the Body of the letter: 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.
4. Conditions mentioned in the No Objection Certificates obtained from the central and state Govt. Departments must be followed scrupulously.
5. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD 4(3)) Department dated : 05.02.2016 relating to installation and use of solar energy system should be followed.
6. "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".
7. 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.
8. 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.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the

Water Act 1974 for discharge of sewage.

11. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 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.

Condition:

1. 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.
2. Parking area to be utilized only for parking purpose mentioned as per approved 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. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
5. 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.
6. Mosquito netting to be provided at OHT and well.
7. 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.
8. Fly Ash bricks and Materials to be used Mandatory.
9. 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.
10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
11. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
12. 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.
13. Enforcement action under section 56 & 57 of Tamil Nadu 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.
14. Government Registered Electrical Contractor must be employed for wiring works during construction. Special Conditions.

The applicant remitted the required fees given below for the proposed of Construction of Nursery and Primary School Building.

Centage Charges for Land : 300.00/- Dated 22.2.2023

Centage Charges for Building : 1200.00/- Dated 22.2.2023

Display Board Charges :1500.00/- Dated 22.2.2023

Infrastructure and Amenities Charges :1,46,828 Dated 22.2.2023

Security Deposit Charges : 73414/- Dated 22.2.2023

CC Charges : 9138/- Dated 22.2.2023

The Proposal for Construction of Kalyana Mandapam Building as per Section 47A of Town and Country Planning Act 1971, the site approval and technical concurrence for the institutional building has been accorded vide SWP/DTCP/TNJ/R/BP No.03/2023 has been granted.

Assistant Director,
District Town and Country Planning Office ,
Thanjavur

Encl: Building Plan Map

Copy:

1 .Thiru V.Narayanasamy, No.276 Mariyamman Kovil street, Kottakudi village, Karagavayal Panchayat, Pattukkottai Taluk, Thanjavur District.

2. The Chairman, Tamil Nadu Real Estate Regularity Authority, No.1A, CMDA Tower II, 1st Floor, Gandhi Irwin Bridge Road, Egmore.

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

