

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 12/1/22 1:59 PM

From:

Joint Director / Deputy Director / Assistant

Kajamalai Main Road,
Kajamalai,
Tiruchirappalli – 620 023.

TO:

Mrs.K.AARTHY,
5B/2, RAMACHANDRAPURAM,
TENNUR,
TRICHY-620017

Online Application Number:

SWP/BPA/002447/2022

Submitted Date :

-

Sir,

Subject:

Building - District Town Planning Office -
Tiruchirappalli District / corporation, K.Abishekapuram Zone, Thillai nagar
10th- C- cross, Ward -M,Block-35, TS. No.3,
site extent of 343.56 Sq.m.The FSI Area of the building is 679.36 sq.m-To construct a Professional consulting
office building
Granting technical clearance Order – reg.

Reference:

- 1) Applicant Mrs.Aarthi, their SWP Application No. BPA/002447/2022, dated-22.10.2022, scrutiny reference no; GDU2ROVI
- 2) This office letter dated 10.11.2022 (to the Applicant fee requested)
- 3) Date of receipt of payment from Applicant 18.11.2022
- 4) G.O.No.138, Department of Housing and Urban Development Dated 04.6.2004.
- 5) G.O.No. 86 Housing and Urban Development Department Dated 28.03.2012
- 6) G.O.No. 85, Housing and Urban Development Department Dated 16.05.2017
- 7) G.O.No.1, Department of Housing and Urban Development Date 05.01.2021
- 8) G.O.No.18, and 16 Municipal Administration and Water Supply Department Dated 4.2.2019 and 31.01.2020
- 9) Circular of Commissioner of DTCP, Chennai NO.4367/2019 PA2 dated 7.3.2019 and 14.3.2019
- 10) Circular of Commissioner of DTCP, Chennai NO.7486/2009 PA2 dated 16.04.2009
- 11) Circular of Commissioner of DTCP, Chennai NO.21075/2009/PA1 dated 27.06.2012
- 12) Circular of Commissioner of DTCP, Chennai NO.12201/2017/PA1 dated 22.09.2017
- 13) Circular of Commissioner of DTCP, Chennai N.K.No.14227/2017/ CP dated 14.12.2017
- 14) Circular of Commissioner of DTCP, Chennai Letter N.K. No. : 4367/2019/ BA2, Dated : 06.11.2019 and 14.08.2021
- 15) Director of DTCP, Chennai, Power Delegation Circular ROC No. 7963/2022/K1, dt. 23.04.2022
- 16) G.O.No.19, Department of Housing and Urban Development UD4(1) Date 02.03.2022

Body of the letter:

ORDER:

Tiruchirappalli District, / corporation, K.Abishekapuram Zone, Thillai nagar
10th- C- cross, Ward -M,Block no -35, TS. No.3, site extent of 343.56 Sq.m. with FSI Area of the building is 679.36 sq.m-To construct a Professional consulting office building(stilt +4 floors).Site Approval under earmarked "ABCD" with also Building Plan Planning Permission No.: BP / JD-DTCP(TD).NO.: 142 / 2022,
Details of the proposed school building are as follows
1. stilt floor (Non FSI area)=169.84Sqm -
2). First Floor FSI area = 169.84 Sqm.
3). second Floor FSI area =169.84 Sqm
4). Third Floor FSI area =169.84 Sqm
5).Fourth Floor FSI area =169.84 Sqm
2 Head Room Non FSI area = 40.37 Sqm.
Total built up Area = 889.57Sqm.
FSI = 1.977 < 2.0

The permit Expires on 30.11.2030

Special Conditions:

- 1) Planning Permission is issued in accordance with the provisions of the Town andCountry Planning Act and the rule made there under and does not cover the structural stability aspects including the safety during the construction which arecovered under the Building Rules under the Local Bodies Act. PlanningPermission is issued subject to the condition that the applicant/developer andalso the architects/Licensed Surveyors and the Structural Engineer associatedwith the development shall ensure that developments shall be structurally soundand adequate safety measures are taken during the process of construction.
- 2) It is the responsibility of the builders to ensure safe bearing capacity of the soiland adequacy of the foundations.
- 3) On the clearance certificate obtained from Central State Govt All the mentioned conditions must be followed.
- 4) "Urban Development Department legal technical permission/plan permission
Land title in the name of the applicant by providingNot confirmed. For grant of technical clearance/project clearanceAmong the documents previously submitted with the applicant's application(SaleDeed, lease deed, bond, grant, public authoritydeed and so on) whether the applicant is entitled to developmentOnly checked. thereby to the applicant as a first step
It is seen whether there is a right to develop."Any person who wishes to purchase the property, to the applicantThe ownership of the property should be confirmed separately.And if any other individual claims over it. It can be resolved before a court of competent jurisdiction.The Department of Urban Development is not the appropriate body to decide this.
- 5) The location of constructions is visible to the general public as per development control rules on the board(FSI), openings (setback), parking and so on
- 6) The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.6.2017 have approved the Tamil Nadu Real Estate (Regulation and 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 EstateRegulatory Authority

Conditions

- 1) Solar Water heating system for proposed school building constructionshould be set up.
- 2) Parking area as intended in the mapIt should be used for purpose.
- 3) The openings shown on the plot shall be positioned accordingly
- 4) Any deviation in the building contrary to the currently approved drawing
Do not change. If making changesPrior permission of this authority should be obtained.

- 5) Rainwater harvesting facilities as shown in the map, G.O No.18, and 16, Municipal Administration and Water Supply Department Dated. To be implemented in the building as on 04.02.2019 and 31.01.2020.
- 6) Sewage from the proposed building through private vehiclesEvacuation, protected drinking water facility for beneficiaries and othersWater facility as required by the petitioner at his own costshould be done.
- 7) For drinking water overhead tank and well located in the plotMosquito repellent should be installed.
- 8) Fire prevention as required by law in the proposed construction andFire extinguishers should be installed.
- 9) G.O.No.341, Department of Municipal Administration and Drinking Water Supply (N.N.1).As on 3.11.04 U trap should be installed in septic tank.
- 10) proposed building as per notification of Environment and Forest Department Fly Ash bricks and materials should be used.
- 11) Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974 Due permission should be obtained regarding evacuation.
- 12) G.O.No.17, Department of Housing and Urban Development dated 5.2.2016-
At a minimum of 10 cm per kilowatt of electricity as per1/3 of the upper floor area to be set up with Solar Photo Voltaic Panels At a minimum of 10 cm per kilowatt of electricity as per 1/3 of the upper floor area to be set up with Solar Photo Voltaic Panels
- 13) As per G.O.No.79, Department of Housing and Urban Development dated 4.5.2017 in non planning area has been requested to collect Rs.1000 as scrutiny 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 Schemes – 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.

- 1) Scrutiny Fee Rs. 1205 /-Dt. 22.10.2022
- 2) Security Deposit Rs. 63920/- Dt. 18.11.2022
- 3) Display Board Deposit Rs. 1500 /- Dt.18.11.2022
- 4) Centage Charge Rs.4000 /-Dt.18.11.2022
- 5) Infrastructure and Amenities Charges- Rs. 127840 /-Dt.18.11.2022
- 6). Development charge- Rs. 10620 /-Dt.18.11.2022
- 7). completion certificate charge Rs. 9579/- Dt.18.11.2022

Copy To,
The commissioner,
Tiruchirappalli corporation,
Tiruchirappalli.



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