

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/28/23 2:29 PM

From:

Joint Director / Deputy Director / Assistant

Kajamalai Main Road,
Kajamalai,
Tiruchirappalli – 620 023.

TO:

Thiru. Shivanathan. N,
Door No. 18,
2nd Cross Street,
Thillai Nagar,
Tiruchirappalli – 620 018.

Online Application Number:

SWP/BPA/003071/2022

Submitted Date :

-

Sir,

Subject:

Building - District Town and country Planning Office - Tiruchirappalli District - Proposed construction of Commercial (Shop) Cum Residential Service Apartment building in Plot No.B-31, T.S.No: 28/2 - Block No:4,Ward-M (Old Ward-D) Thillai Nagar 2nd Cross, K.Abhishekapuram Zone - Tiruchirappalli Corporation - site extent of 310.86 sq.m. FSI Area of the building is 526.40 sq.m- planning permission Order issued -reg.

Reference:

1. Applicant Thiru. Shivanathan N, their SWP Application No. SWP/BPA/003071/2022 &Scrutiny, Reference. WU1K0LQY, dated-19.11.2022.
2. This office letter dated.12.01.2023 (to the Applicant fee requested)
3. Date of receipt of payment from Applicant 20.01.2023
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, Dated- 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 BA2 dated 7.3.2019 and 14.3.2019
10. Circular of Commissioner of DTCP, Chennai NO.7486/2009 BA2 dated 16.04.2009
11. Circular of Commissioner of DTCP, Chennai NO.21075/2009/BA1 dated 27.06.2012
12. Circular of Commissioner of DTCP, Chennai NO.12201/2017/BA1 dated 22.09.2017
13. Circular of Commissioner of DTCP, Chennai Na.Ka.No.14227/2017/ CP dated 14.12.2017
14. Circular of Commissioner of DTCP, Chennai Letter Na.Ka. No. : 4367/2019/ BA2, Dated : 06.11.2019 and14.08.2021
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, Tiruchirappalli District - Proposed construction of Commercial (Shop) Cum Residential Service Apartment building in Plot No.B-31, T.S.No: 28/2 - Block No:4,Ward-M (Old Ward-D) Thillai Nagar 2nd Cross, K.Abhishekapuram Zone - Tiruchirappalli Corporation - site extent of 310.86 sq.m.-To construct a Commercial (Shop) Cum Residential Service Apartment building (Basement+Ground+2 floors). Site Approval earmarked as "ABCD" with Building Plan Planning Permission No:.

PP / JD-DTCP(TD).No:18/2023

Sl.No Floor Details FSI Area in Sq.m Non- FSI Area in Sq.m Total Area in Sq.m No. of Units

1 Basement floor -	173.29	173.29	-	
2 Ground floor (Shop) 23.47 -	-	23.47	1	
(Service Apartment) 123.93 -	-	123.93	1	
3 First Floor 23.31 -	-	23.31	1	
(Service Apartment) 166.19 -	-	166.19	2	
4 Second Floor 189.50 -	-	189.50	5	
Head Room -	38.01	38.01	-	
Total 526.40 -	211.30	737.70	7	

FSI = 1.69>2.0

The planning permit valid for 8 years Expires on- 26.01.2031

Special Conditions:

1. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 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.
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3. All the mentioned conditions must be followed as per the State and Central Government on their clearance certificate
4. "Town and Country planning Department gives technical clearance /planning permission based on the document (Sale Deed, lease deed, bond, grant, public authority deed and so on). and revenue records furnished by the applicant, Checking only the applicant entitled to development. Not conforming the ownership of the property. The purchaser should check the ownership of the property should be confirmed separately, and if any other individual claims over it can be resolved before a court of competent jurisdiction. Town and Country planning Department is not the appropriate body to decide this.
5. The Approved drawing copy will be kept in constructions site visible to the general public as per development control rules on the display board
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 Estate Regulatory Authority
7. The building must use for same purpose for which the approval obtained. If used other than the approved use, the planning permission deemed to be cancelled, action will be initiate under 56 and 57 of Town and Country Planning Act -1971 without prior notice, considered as unauthorized construction.

Conditions

1. Solar Water heating system for proposed building construction should be provided.
2. Parking area as intended in the drawing should be used for same purpose.
3. The openings shown on the drawing shall be positioned accordingly
4. No deviation permitted in the building contrary to the currently approved drawing If making changes Prior 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 vehicles Evacuation, protected drinking water facility for beneficiaries and others Water facility as required by the petitioner at his own cost should be done.
7. For drinking water overhead tank and well located in the plot Mosquito repellent should be installed.
8. Fire prevention as required by law in the proposed construction and Fire 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 per 1/3 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 paid by the Applicant to the appropriate Government account head

- 1) Scrutiny Fee Rs. 1931 /- Dt.19.11.2022
- 2) Security Deposit Rs. 50290.00 /- Dt.20/01/2023
- 3) Display Board fee Rs. 1500 /- Dt.20/01/2023
- 4) Centage Charge Rs.2000.00 /-Dt. 20/01/2023
- 5) Infrastructure and Amenities Charges- Rs. 100580.00 /-Dt.20/01/2023
- 6) completion certificate charge Rs. 7965.00 /- Dt.20/01/2023
- 7) Development Charges Rs.8336.00 /- Dt.20/01/2023

E.signed
Joint Director of District Town and Country planning
Tiruchirappalli

Copy To
1).The commisioner,
Tiruchirappalli corporation,
Tiruchirappalli

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