

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/8/23 11:32 AM

From:

Joint Director / Deputy Director / Assistant

Kajamalai Main Road,
Kajamalai,
Tiruchirappalli – 620 023.

TO:

Mr C. Gobinath .
No 17 Ramaniyam Sai Sakthi Flats, R K.Shanmugam salai , K
KNagar, Kodambakkam, Chennai – 600078

Online Application Number:

SWP/BPA/005151/2023

Submitted Date :

-

Sir,

Subject:

Building - District Town and country Planning Office –plan showing the proposed construction of Agricultural material storage building in T.S. No.20/5 (old T.S.NO- 20/3pt) , Ward-S, Block-S, Ariyamangalam village, Zone-III, Trichy Corporation Total site extent 810.00sq.m. Total FSI Area of the building is 447.98sq.m - planning permission Order issued -reg.

Reference:

1. Applicants Mr C. Gobinath SWP Application No. SWP/BPA/0005085/2023 &Scrutiny Reference RIEMQPPN , dated- 04.01.2023.
2. This office Demand Raised letter dated. 01.03.2023
3. Date of receipt of payment from Applicant. 01.03.2023
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 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 Na.Ka. 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:

Mr C. Gobinath .

No 17 Ramaniyam Sai Sakthi Flats, R K.Shanmugam salai , K KNagar, Kodambakkam, Chennai – 600078

Building - District Town and country Planning Office –plan showing the proposed construction of Agricultural material storage building in T.S. No.20/5 (old T.S.NO- 20/3pt) , Ward-S, Block-S, Ariyamangalam village, Zone-III, Trichy Corporation Total site extent 810.00sq.m. Total FSI Area of the building is 447.98sq.m - planning permission Order issued -reg.

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ORDER:

The proposed construction of Agricultural material storage building in T.S. No.20/5 (old T.S.NO- 20/3pt) , Ward-S, Block-S, Ariyamangalam village, Zone-III, Trichy Corporation total site extent 810.00sq.m. Total FSI Area of the building is 447.98sq.m is approved in the site plan earmarked as “ABCDEF” and Planning Permission No: PP/JD-DTCP(TD).No: 40/2023.

Details of the building are as follows

Sl.No	Floor Details	FSI Area in Sq.m	Non- FSI Area in Sq.m	Total Area in Sq.m
	Ground floor	447.98	140.66	588.64

FSI = .562>2.0

The planning permit valid for 8 years Expires on-07.03.2031

Special Conditions:

1. Building plan approval should be given only after conforming that the building was demolished which is marked in the site plan as (Building to be demolished)
2. 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.
3. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
4. All the mentioned conditions must be followed as per the State and Central Government on their clearance certificate
5. "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.
6. The approved drawing copy will be kept in constructions site visible to the general public in display board as per Tamil Nadu Combined Development and Building Rules -2019.
7. 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
8. 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 initiated under 56 and 57 of Town and Country Planning Act -1971 without prior notice, considered as unauthorized construction.
9. Closed circuit television unit should be provided as per Annexure- XXI of TNCDBR-2019

Conditions

1. Solar Water heating system should be provided in the proposed building.
2. Parking area as intended in the drawing should be used for same purpose.
3. The open areas shown on the drawing should be kept open as on.
4. No deviation permitted in the building contrary to the currently approved drawing, If making any changes Prior permission of this authority should be obtained.
5. Rainwater harvesting facilities to be implemented in the building as shown in the approved drawing as per G.O No.18, and 16, Municipal Administration and Water Supply Department Dated. 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 should be done by the petitioner at his own cost.
7. Mosquito repellent should be installed for drinking water overhead tank and well located in the site.
8. Fire extinguishers should be installed as required by law in the proposed construction.
9. "U" trap should be provided in septic tank as per G.O.No.341, Municipal Administration and Water Supply (N.N.1) Department. Dated: 3.11.04.
10. Fly ash bricks and materials should be used for construction as per notification of Environment and Forest Department
11. Prior permission should be obtained for Sewage evacuation under section 25 of the Tamil Nadu Pollution Control Board Act 1974.
12. As per G.O.No.17, Department of Housing and Urban Development dated 5.2.2016-Solar Photo Voltaic Panels must be provided in 1/3 area of the Terrace floor, at the rate minimum 10 Sq.m for 1K.W
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 – 227

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

Sl.No Type of Demand Amount in Rs. Paid on

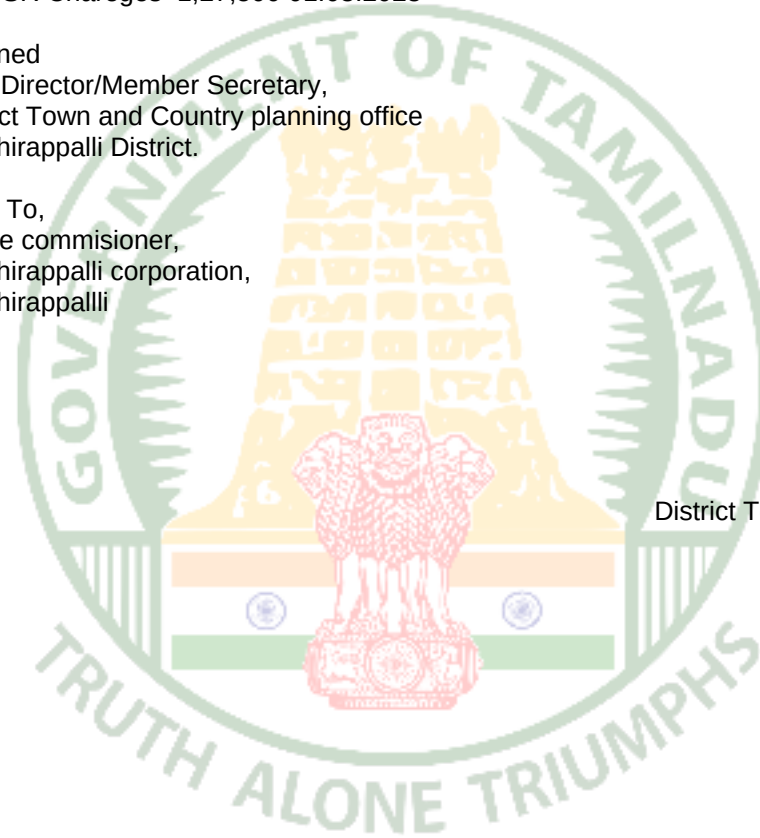
1. Scrutiny Fee 2,372 04.01.2023
- 2 Centage Charge for Site 300 01.03.2023
3. Centage Charge for Building 300 01.03.2023
4. Infrastructure and Amenities Charge 84224 01.03.2023
5. Security Deposit 42112 01.03.2023
6. Completion Certificate Charge 6340 01.03.2023
7. Display Board Charge 1500 01.03.2023
8. Development Charge for Building 5890 01.03.2023
9. Development Charge for Land 2430 01.03.2023
10. OSR Charges 1,27,500 01.03.2023

E.signed

Joint Director/Member Secretary,
District Town and Country planning office
Tiruchirappalli District.

Copy To,

1).The commissioner,
Tiruchirappalli corporation,
Tiruchirappalli



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