

**DIRECTORATE OF TOWN AND COUNTRY**

**Online Building Plan Application-Planning Permission**

Dated: 2/10/23 4:30 PM

From:

Joint Director / Deputy Director / Assistant

Kajamalai Main Road,  
Kajamalai,  
Tiruchirappalli – 620 023.

TO:

Thiru. KAMARUDIN.O,  
Vairam ARR Apartment,  
Flat No: A2, Second floor,  
Plot no.22&23, Menaka Nagar,  
Lalgudi Road, ,Bikshandarkoil,  
Trichy.

Online Application Number:

SWP/BPA/005707/2023

Submitted Date :

-

Sir,

Subject:

Affordable Residential Apartment Building - O/o Joint Director of District Town and Country Planning Office - Tiruchirappalli District – Manachanallur Panchayath Union - Biksandar Kovil Panchayath/Village – New S.F.NO: 55/12B7A, 55/12B7B & 56/2B3A (Old S.F.NO: 55/12B & 56/2B3) - Sankara Nager – Plot no.14&15 - Site Extent of 444.08 Sq.m - Technical Clearance for the construction of Stilt + 5 Floors Affordable Residential Apartment Building with an FSI Area of 1135.96.sq.m - Order issued – reg

Reference:

1. Applicant Thiru. KAMARUDIN.O (Application NO. SWP/BPA/0005704/2022, Scrutiny Reference No. RJ835C9R, Drawing Application NO. 10702-2023-DD)
2. This office letter dated 06.02.2023
3. Date of receipt of payment from Applicant 07.02.2023
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 Roc No.4367/2019 PA2 dated 7.3.2019 and 14.3.2019
10. Circular of Commissioner of DTCP, Chennai Roc No.7486/2009 PA2 dated 16.04.2009
11. Circular of Commissioner of DTCP, Chennai Roc No.21075/2009/PA1 dated 27.06.2012
12. Circular of Commissioner of DTCP, Chennai Roc No.12201/2017/PA1 dated 22.09.2017

13. Circular of Commissioner of DTCP, Chennai Roc No.14227/2017/ CP dated 14.12.2017
14. Circular of Commissioner of DTCP, Chennai Roc 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, Housing and Urban Development [UD4(1)] Department , Dated 02.03.2022

Body of the letter: Planning Permission is issued for the Stilt + 5 Floors Affordable Residential Apartment Building with an FSI Area of 1135.96.sq.m and a Site Extent of 444.08 Sq.m, New S.F.NO: 55/12B7A, 55/12B7B & 56/2B3A (Old S.F.NO: 55/12B & 56/2B3), Plot no.14&15 , Sankara Nager, Biksandar Kovil Panchayath/Village, Manachanallur Panchayath Union , Tiruchirappalli District. The plots are amalgamated and Boundry of the site approval is demarcated as "ABCD" and planning permission for the proposed Affordable residential apartment building is given as PP/JD/DTCP/TD3\_NO.29/2023 . The details of the building area on the said plot is as follows.

Site Area = 444.08 sqm

FSI Area:

Stilt floor - 31.26  
First floor - 220.94  
Second floor - 220.94  
Third floor - 220.94  
Fourth Floor - 220.94  
Fifth Floor - 220.94

Total FSI area – 1135.96

FSI =  $1135.96/444.08=2.56 < 2.6$

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. 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 providing Not confirmed. For grant of technical clearance/project clearance Among the documents previously submitted with the applicant's application (Sale Deed, lease deed, bond, grant, public authority deed and so on) whether the applicant is entitled to development Only checked. there by 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 applicant. The 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 Town and country planning is not the appropriate body to decide this"

5. The location of constructions is visible to the general public Area ratio as per development control rules on the Display 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 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 initiated 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 map It should be used for same purpose.

3. The openings shown on the plot shall be positioned accordingly

4. Any deviation in the building contrary to the approved drawing is not permissible. If making changes Prior permission of this authority should be obtained.

5. Rainwater harvesting facilities as shown in the map, as per G.O No.18, and 16, Municipal Administration and Water Supply Department to be implemented in the building as on 04.02.2019 and 31.01.2020.

6. Sewage disposal, protected drinking water facility, water required for construction work should be done by the promoter/ applicant in its own cost.

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. As per notification of Environment and Forest Department, Fly ash bricks should be used for Body of the letter: the proposed building construction.

11. Prior permission should be obtained for disposal Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974.

12. G.O.No.17, Department of Housing and Urban Development, dated. 5.2.2016- At a minimum of 1/3 of the upper floor area to be set up with Solar Photo Voltaic Panels

DISTRICT TOWN AND COUNTRY PLANNING TIRUCHIRAPPALLI  
( LOCAL PLANNING AREA)

Name of the Local body : Tiruchirappalli Corporation

PLANNING PERMIT

(Sec.49 of T & C.P. Act 1971)

1. This permit is furnished by virtue of powers delegated by Tiruchirappalli Local Planning Authority under sub-section 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by the Act 22 of 1974

2. According to Section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) any person aggrieved by any decision or order of the Planning Authority under Section 49 of sub section (1) of

Section 54 may appeal to the Director/the Government within two months from the date on which the decision or order was communicated.

3.The Member Secretary, Tiruchirappalli Local Planning Authority reserves the right to revoke or modify the Planning Permission in the event of Planning Permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse or procedural formalities to be followed or permit having been obtained by any fraudulent manner.

4.As per Tamil Nadu Town and Country Planning Act 1971 Section 50Duration of permission: Every permission for development granted under Section 49 shall remain in force for a period of five years from the date of such permission.

5.Provided that the appropriate Planning Authority may on application made in this behalf before the expiry of the aforesaid period, extend such period for such time as it may think proper, but such extended period shall in no case exceed 8 years.

6.Provided further that any expiry of permission shall not bar any subsequent application for fresh permission under this Act.

7.The applicant is also informed that if the building contravenes against the approved plan action will be pursued under section 56 of Tamil Nadu Town and Country Planning Act 1971 to remove such violated buildings.

8.Rainwater harvesting provision has to be completed as per the approved Plan/Municipal Building Rule 3A Public Building Rule 7A within the stipulated Planning Permit period.

The required charges have been paid by the applicant as follows:

On 07.02.2023

- 1.Centage Charge for Building Rs.2000.00
2. Centage Charge for Land Rs.600.00
- 2.Infrastructure and Amenities Charges Rs. 213568.00
- 3.CC Charges Rs.14552.00
- 4.Security Deposit Charges Rs.106784.00
- 5.Development Charges for Building Rs.6760.00
- 6.Development Charges for Land Rs.669.00
- 7.Display Board Charges Rs.1500.00

On 21.10.2023

- 8.Scrutiny Fees Rs.3369.00

On 03.02.2023

- 9.OSR Fees Rs.433000.00

Planning Permission is granted to the building construction according to the authorized copy of the plan attached hereto.

The Planning Permission is valid for a period of 8 Years from the Date of e-sign.

The petitioner shall get necessary approval of building plan under other law from the concerned Local Authority.

Copy to:- The Commissioner, Trichy Corporation

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