

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 11/3/22 12:46 PM

From:

Joint Director / Deputy Director / Assistant

SouthByPass Road , Xaviercolony,Tirunelveli-627005

TO:

1. Mr.NAVASH KHAN & 5 others, 1/29, MUTHU NAGAR, SANKAR NAGAR, Tirunelveli – 627357.
2. The Commissioner, Tirunelveli City Municipal Corporation, Tirunelveli District.

Online Application Number:

SWP/BPA/002065/2022

Submitted Date :

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Sir,

Subject:

Commercial Building - Office of the District Town and Country planning, Tirunelveli - Tirunelveli District / Tirunelveli Local Planning Authority - Tirunelveli Corporation - Palayamkottai Taluk - Kulavanigarpuram village - S.No-999/1A1B Part, 1A2B Part - Melapalayam ward - Melapalayam Detailed Development Plan No -02 – T.S.Ward -AU, Block-10, T.S.No-171,172 for an extent of 756.26 Sqm – Revised Commercial Building of FSI Area 1122.40 Sqm Revised Planning Permission issued - forwarded for further action - Reg.

Reference:

1. Applicants Mr.NAVASH KHAN & 5 others online application No: SWP/BPA/002065/2022, Dated: 24.09.2022 & 27.10.2022.
2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.18, Housing and Urban Development Department,Dated: 04.02.2019.
5. G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply,Dated:31.01.2020.
6. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16-04-2009.
7. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated: 27-06-2012.
8. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated: 22-09-2017.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14-12-2017.
10. Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR, Dated: 08.05.2019.
11. G.O.1, Housing and Urban Development Department, Dated: 05.01.2021.
12. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, Dated: 22.01.2021.
13. The Proceedings of the Member Secretary of the Tirunelveli Local Planning Authority, Letter No.2128/2021/TLPA, Dated.16.08.2021.
14. Tirunelveli Local Planning Authority Meeting Resolution No. 46, Dated.21.12.2021.
15. Tirunelveli Corporation Building Approval No.146/BL/2022/00308.
16. Demand Payment Request Letter, Dated.27.10.2022.

Body of the letter: With reference to the 1st letter Cited, applicant has requested for the approval of Revised Planning Permission of Commercial building in Tirunelveli District, Tirunelveli Local Planning Authority, Tirunelveli Corporation, Palayamkottai Taluk, Kulavanigarpuram village, S.No-999/1A1B Part,1A2B Part , Melapalayam ward, Melapalayam Detailed Development Plan No -02, T.S.Ward-AU, Block-10, T.S.No-171,172 for an extent of 756.26 Sq.m –Previous Planning Permission no. PP/BP/TLPA No :59 /2021 - Revised Planning Permission for the proposed Commercial building having an FSI Area 1122.40 Sq.m, with Planning permission No. PP/BP/TLPA No : 41 /2022 from 03-11-2022 to 02-10-2030 (8 Years). Planning Permission is hereby issued with the following general and special conditions.

Proposal Details

Area of Site – 756.26 Sqm

FSI Area – 1122.40 Sqm

Building details

Commercial Building Area Details

Floor Name F.S.I Area - Non F.S.I Area - Total Area

Stilt Floor	-	280.60	280.60
First Floor	280.60	-	280.60
Second Floor	280.60	-	280.60
Third Floor	280.60	-	280.60
Fourth Floor	280.60	-	280.60
Terrace	-	35.21	35.21
Total Area	1122.40	315.81	1438.21

As per Rule No.11 of Tamil Nadu Combined Development and Building Rules 2019:

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. The Registered Architect or Register Engineer and Structural Engineer on Record as the case may be, shall be responsible for defects in the design.
- (d) Workmanship, Soundness of Structure and Materials used.
- (e) Quality of Buildings Services and amenities the construction of Building.
- (f) Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

Special Conditions:

1. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
3. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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 of the ownership by granting technical clearance or planning permission. Only the applicant's entitlement to develop 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 suitable organization to decide this.
6. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD4(3)) Department dated : 05.02.2016 relating to installation and use of solar energy system should be followed.

7. According to the letter No .8557/2019/GR Dated. 08.05.2019, "This order is passed subject to the outcome of the writ petition WP(MD) No. 8948 / 2019".
8. "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.
9. It is only the responsibility of the builders to ensure the stability of the Building.
10. As per Rule No. 9(1)(f) of Tamil Nadu Combined Development and Building Rules 2019, Before the Commencement of the Building work at site for which building permission has been granted, the owner shall within the validity period of building permission give notice to the authority, of his intention to start the work at the building site in Form.2 in Annexure –XIV. And also when the building construction reaches the Basement Level; Progress Certificate Form -3 should be submitted as per rule no.9(2)(b).
11. According to G.O No 18 Department of Municipal Administration and Water Supply, 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 itself. After Completion of the building works at site, the Completion Certificate to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections.

Conditions:

1. The planning permission is valid for eight years from the date of issue. Period of Planning Permission will be from 03.11.2022 to 02.11.2030.
2. Solar Water Heating System should be installed in the proposed commercial building.
3. Parking as suggested in the building should be utilized as it is in the approved Building plan.
4. The Openings shown on the plot should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
5. The proposed commercial building should be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Planning Permission should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
6. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
7. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed commercial building by his own expenses.
8. The drinking water over head tank and well located in the plot should be equipped with preventive measures.
9. Fire prevention and firefighting equipment should be provided in the proposed construction as required by law.
10. As per G.O. No.341, Department of Municipal Administration and Water Supply, Dated: 03.11.2004, "U" Trap should be installed in septic tank.
11. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
12. Along with the original copy of the approved plan and the copy of the Proceedings of the Director of Town and Country Planning Department, Chennai, the copy should be given to the purchasers.
13. G.O.17, Housing and Urban Development Department, Dated: 05.02.2016, Solar Photo Voltaic Panels should be installed at least 1/3 of the upper floor area for one Kilowatt of electricity.
14. Building final Approval order should be obtained from Commissioner, Tirunelveli Corporation.
15. If any of the details given in the application for planning permission is found to be incorrect, this order will be cancelled and legal action will be taken.
16. Government Registered Electrical Contractor must be employed for wiring works during construction.
17. The concerned local body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

Fees Details

Charges Paid Details

S.No	Description	Amount Rs.	Dated
1	Development Charges for Land	3024.00	27.10.2022
2	Development Charges for Building	14380.00	27.10.2022

3 Centage Charge for Land	300.00 27.10.2022
4 Centage Charge for Building	2500.00 27.10.2022
5 Infrastructure and Amenities Charges	38748.00 27.10.2022
6 Security Deposit Charges	19374.00 27.10.2022
7 Display Board Charges	1500.00 27.10.2022
8 Completion Certificate Charges	15477.19 27.10.2022
9 Scrutiny Fees	3930.00 28.09.2022

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

