

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/9/23 11:58 AM

From:

Joint Director / Deputy Director / Assistant

First Floor, Kumaran Commercial Complex, Near
Railway Station, Tiruppur-641601

TO:

Executive Officer
Rudhravagthi Town Panchayat
Kundadam Village
Dharapuram Taluk
Tiruppur District

Online Application Number:

SWP/BPA/002157/2022

Submitted Date :

-

Sir,

Subject:

Industry Building – District Town and Country Planning Office- Tiruppur District-S.F.No.1274/3A2 for an extent of 31215.00Sqm at Kundadam Village, Rudhravathi Town Panchayat, Dharapuram Taluk, Tiruppur District- Proposed Ground floor + 2 Floors in Block-A, Ground Floor in Block-B & Ground floor in Block-C- FSI Area of 2381.76Sqm-Garment Making-Green Industry building with 49.50 HP- Technical clearance issued - forwarded for further action - Reg.

Reference:

1. Director of Town and Country Planning, Chennai Technical Clearance No. B.P/DTCP:21/2023.
2. Application Reference No. SWP/BPA/002157/2022, Received 28.12.2022.
3. Deputy Director, Tiruppur District Town and Country Planning office proceedings No.182/1021/TD dated 09.02.2021.
4. G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
5. G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
6. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012
7. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017
8. G.O.1, Housing and Urban Development Department, Dated: 05.01.2021
9. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009.
10. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated:27-06-2012.
11. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated:22-09-2017.
12. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated:14-12-2017.
13. G.O.166 , Housing and Urban Development Department, Dated: 23.11.2018.
14. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated:14.08.2021
15. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23.04.2022
16. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
17. Joint Director, Agricultural Department, Tiruppur District's Letter No. E2/12583/2019, Dated.22.11.2019.
18. District Fire Officer letter No.10554/A2/2022 dated 30.08.2022
19. Demand for paying the fee issued to applicant on 01.02.2023.

Body of the letter: Order

In the reference second cited, applicant has requested for revised and additional construction of Garments Making – Green Industry building with 49.50HP in the S.F.No.1274/3A2 for an extent of 31215.00Sqm at Kundadam Village, Rudhravathi Town Panchayat, Dharapuram Taluk, Tiruppur District.

In the reference 3rd cited, Deputy Director town and Country planning, Tiruppur District Town and country planning office has earmarked the site boundary as A to J and granted approval for the site and numbered as LP/DTCP(TD) No.39/2021 and technical clearance was issued for Ground Floor industry building in Block-A and numbered as BP/DTCP(TD) No.10/2021.

In the reference first cited Director of Town and Country Planning, Chennai has accorded technical concurrence for the proposed additional construction of Ground floor + 2 Floors in Block-A, Ground Floor in Block-B & Ground floor in Block-C with FSI area of 5591.59Sqm of Garments Making – Green Industry building with 49.50HP and numbered as B.P/DTCP:21/2023.

On the receipt of requisite charges vide reference 20th cited above, the technical clearance for the proposed additional construction of Ground floor + 2 Floors in Block-A, Ground Floor in Block-B & Ground floor in Block-C with FSI area of 5591.59Sqm of Garments Making – Green Industry building with 49.50HP in the site has been issued and numbered as BP/TCP[TD]No.14/2023 with the validity from 09-02-2023 to 08-02-2031 (8 Years).

Proposal Details

Area of Site

As per Document - 7.71Acres

As per Patta - 31215.00Sqm

Super Imposed area –31080.31Sqm

Building details

ALREADY APPROVED IN BP.No:39/2021

Dt.09/02/2021

PROPOSED ADDITIONAL

TOTAL TOTAL BUILT

UP AREA

FSI NON

FSI FSI NON

FSI FSI NON

FSI

BLOCK - A

GROUND FLOOR 1324.37 - 318.80 - 1643.17 - 1643.17

FIRST FLOOR - - 1643.17 - 1643.17 - 1643.17

SECOND FLOOR - - 1643.17 - 1643.17 - 1643.17

TERRACE FLOOR - 65.04 - - - - -

BLOCK - B

GROUND FLOOR - - 546.97 - 546.97 - 546.97

BLOCK - C

GROUND FLOOR - - 115.11 24.00 115.11 24.00 139.11

TOTAL 1324.37 65.04 4267.22 24.00 5591.59 24.00 5615.59

FSI=5591.59/31080.31 = 0.179<1.5

Height of the building – 14.70m

The Technical Clearance issued with the following General and Special Conditions: -

Special Conditions

1. 10% OSR area 3139.34Sqm(10.05%) earmarked in the site plan. The concerned local body is hereby advised to take necessary action as per the TNCD&BR-2019, Rule No.41(1) Explanation (i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. Technical Clearance is issued in accordance with the provisions of the Town and Country Planning Act and the rules 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. Technical Clearance is issued subject to the condition that the applicant/developer and also the architect/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.
5. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure the at Development shall be structurally sound and adequate safety measures are taken during the process of construction
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. According to the Circular No. 12544/14 / CB dated: 04.07.2014, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.
If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
8. 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.
9. "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.
10. As per Tamil Nadu Combined Development And Building Rules 2019 Rule 11
Limitations of Technical Clearance:-The Technical Clearance 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 building services and amenities the construction of building
 - f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This Technical Clearance issued in accordance with TamilNadu Town and Country Planning Act 1971(Section 47).
2. If the application applied under 47 or 64(1) of TN Town and country planning Act 1971 is rejected or Refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can Appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.

3. After the Technical Clearance issued by Deputy Director, Tiruppur District Town and Country Planning Office
1. If the details given by the applicant is found to be false(or)
 2. If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the Technical Clearance issued.
 4. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
 5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
 6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
 7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019
 8. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
 9. Mosquito netting to be provided at OHT and well.
 10. As per GO No 341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided .
 11. Fly Ash bricks and Materials must be used for construction.
 12. As per GO 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
 13. In case the documents submitted for approval found fake the Technical Clearance would be cancelled without intimation to the applicant.
 14. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
 15. 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.
 16. Enforcement action Under section 56 & 57 of Tamilnadu Town and country planning Act 1971 must be taken by The Executive Officer, Rurdhravathi Town Panchayat if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
 17. Government Registered Electrical Contractor must be employed for wiring works during construction.
 18. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non-Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

Fees Paid Details

Sl.No. Charges Amount in Rupees

1. Scrutiny Fees 58005/-
2. Centage Charge for Land 300/-
for Building 4000/-
3. Infrastructure and Amenities charges 1215720/-
4. Display Board 1500/-
5. Shelter Charges 6273/-

Assistant Director
District Town and Country Planning Office
Tiruppur District

Copy to

1. Executive Officer
Rudhravagthi Town Panchayat
Kundadam Village
Dharapuram Taluk
Tiruppur Distirct

2. M/s Prithvi Inner Wears
No.368/1, Jeeva Nagar Extension
Sulthanpettai, Managalam Road
Tiruppur District

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

