

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/20/23 1:44 PM

From:

Joint Director / Deputy Director / Assistant

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

TO:

The President,
Kaniyampoondi Village and Panchayat,
Avinashi Taluk,
Tiruppur District.

Online Application Number:

SWP/BPA/007419/2023

Submitted Date :

-

Sir,

Subject:

Industrial Building (Garment Stitching and Tailoring Industry)– District Town and Country Planning Office – Tiruppur Local Planning Authority - Tiruppur District –Proposed construction of RCC Roof Block A having Ground Floor, First Floor & Second Floor and Block B having Ground Floor in Garment Stitching & Tailoring Industry (Green Category) building with 250 HP in the land bearing S.F.No.106/3A measuring to an extent of 12150.00 Sq.m with an F.S.I Area of 9990.80 Sqm in Kaniyampoondi Village and Panchayat, Avinashi Taluk, Tiruppur District — Technical clearance issued - forwarded for further action – Reg.

Reference:

1. Application Reference No. SWP/BPA/007419/2023 received from Mr.A.Shiraj and Tmt.S.Mubina, Tiruppur on 16.02.2023. .
2. Technical Clearance issued by Director of Town and country planning, Chennai vide Reference No. SWP/BPA/007419/2023 dated 16.03.2023
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. G.O. No.22, Housing and Urban Development Department, Dated.07.02.2023.
14. T.N Government Gazette No.8 Part-VI, Section-I, Dated: 22.02.2023.
15. District Officer, Fire & Rescue Services, Tiruppur District K.Dis. No. 1886/A1/2023, Dated: 15.02.2023.
16. This office letter dated.16.03.2023 addressed to the applicant for payment of demand.
17. Fees paid details received from Applicant on 17.03.2023

Body of the letter: Order:

In the reference 1st cited above, applicant has requested for approval of Proposed construction of RCC Roof Block A having Ground Floor, First Floor & Second Floor and Block B having Ground Floor in Garment Stitching & Tailoring Industry (Green Category) building with 250 H.P in the land bearing S.F.No. 106/3A measuring to an extent of 12150.00 Sq. m with an F.S.I Area of 9990.80 Sq.m in Kaniyampoondi Village and Panchayat, Avinashi Taluk, Tiruppur District.

The Technical clearance for the above said proposal has been issued by the Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act, 1971 vide reference 2nd cited above and the boundary of the site has been marked as "A to F" and numbered as B.P/DTCP No:94/2023.

On the receipt of requisite charges vide reference 17th cited above, the site approval is issued to the above proposed site and numbered as LP/TCP(TD)/TLPA No.17/2023 and the planning permission is issued under section 49 of Town and country planning Act 1971 for the above proposal and numbered as Planning Permission No. 17/2023.

Proposal Details

Area of Site

As per Document - 3.00 Acres

As per Patta - 12150.00 Sqm

Super Imposed area – 11739.20 Sqm

Building details

Proposed Building

S. No	Description	FSI	Area(Sqm)	Non FSI Area(Sqm)	Total Builtup Area (Sqm)
Block –A (Main Block)					
1.	Ground Floor		4646.29	934.48	5580.77
2.	First Floor		5125.44	674.44	5799.88
3.	Second Floor		97.26	180.94	278.20
Block –B (Generator Block)					
1.	Ground Floor		121.81	-	121.81
Total			9990.80	1789.86	11780.66

FSI Area =9990.80 Sq. m

FSI = 0.851

The planning Permission is issued with the following General and Special Conditions: -
Special Conditions

1. The OSR area 1255.30 Sq. m (1 to 4) shown in the site plan should be retained as Open Space Reservation as per TNCDDBR, 2019 Rule No. 41(1) Expanation (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. Planning permission 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. Planning permission 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of Sewage.
6. 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 and planning permission. 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.
7. 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.
8. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that the Development shall be structurally sound and adequate

safety measures are taken during the process of construction.

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 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.

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. After the Planning permission issued by Member Secretary/ Assistant Director, Tiruppur Local Planning Authority/ 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 competent authority concern can cancel or revise the planning permission issued.

2. Solar water heating system to be provided to the proposed industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.

3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

4. Rain water harvesting should be provided as per the directions mentioned in G.O.18 and 16, Department of Municipal Administration and Water Supply, Dated. 04.02.2019 and 31.01.2020.

5. 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.

6. Mosquito netting to be provided at OHT and well.

7. Fire rescue equipment should be provided as per Rules.

8. As per Rules. GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.

9.

10. Fly Ash bricks and Materials must be used for construction.

As per G.O No18 Department of Municipal Administration and Water supply Dated 04.02.2019 a display board of size 60cmx120 cm to be erected which shows site details, building details and Municipality engineer details at the place of construction.

11. In case the documents submitted for approval is found fake the planning permission issued by this office would be cancelled without intimation to the applicant.

12. If any court case is pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

13. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details:

Sl.No. Charges Amount in Rupees

1. Scrutiny Fees 41786/-

2. Centage Charges for land 300/-

- for Building 10,000/-
3. Infrastructure and Amenities charges 2850000/-
4. Display Board 1500/-
5. shelters charges 36191.00/-
6. Development Charges for Building 94248.00/-
7. Development Charges for land 36450/-

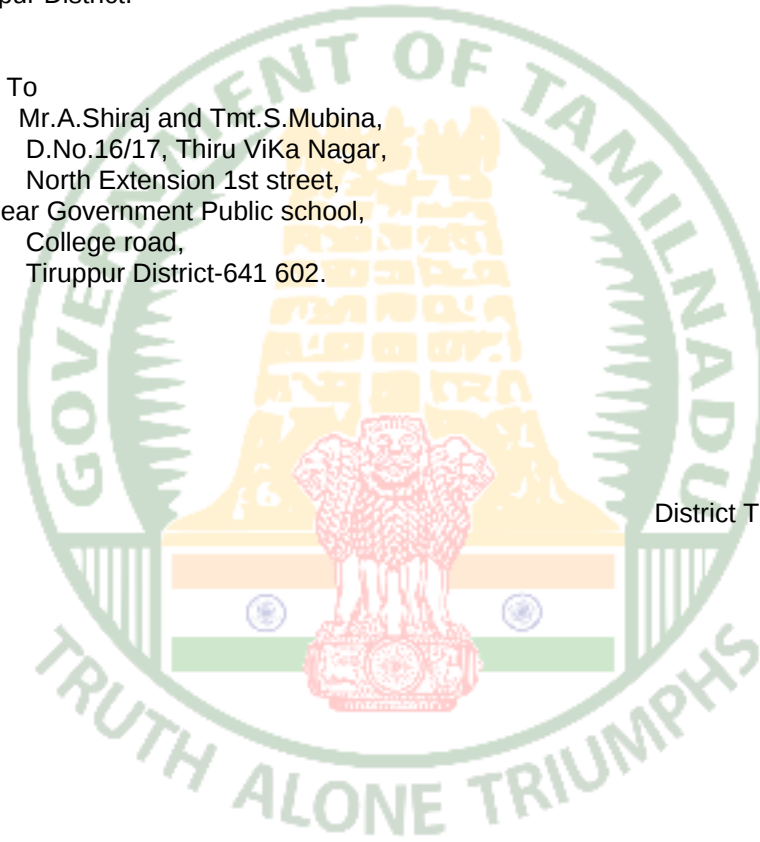
Country Planning,
Country Planning Office,

Member Secretary/Assistant Director of Town and
Tiruppur Local Planning Authority/District Town and
Tiruppur District.

To
The President,
Kaniyampoondi Village and Panchayat,
Avinashi Taluk,
Tiruppur District.

Copy To

Mr.A.Shiraj and Tmt.S.Mubina,
D.No.16/17, Thiru ViKa Nagar,
North Extension 1st street,
Near Government Public school,
College road,
Tiruppur District-641 602.



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