

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/12/23 1:48 PM

From:

Joint Director / Deputy Director / Assistant

No-27, Manalurpettai road, tiruvannamalai-606 601

TO:

The President,
Arasoor Village Panchayat,
Vandavasi Panchayat Union,
Tiruvannamalai District.

Online Application Number:

SWP/BPA/003534/2022

Submitted Date :

-

Sir,

Subject:

School Building - District Town & Planning Office – Tiruvannamalai District – Vandavasi Taluk / Panchayat Union – Arasoor Village / Panchayat - Survey Nos.452/2 - 7600.00 Sq.m. The FSI Area of the Building - 2275.75 sq.m Ground Floor + First Floor + Second Floor To construct a School Building with area Granting Technical Clearance for construction Ordered – in Regards.

Reference:

- 1) Applicant M/s. Sri JRS Educational Trust, their SWP Application No. BPA/0003502/2022, dated 03.12.2022.
- 2) This office letter dated. 09.01.2023 (to the Applicant fee requested)
- 3) Date of receipt of payment from Applicant 10.01.2023.
- 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 Administrations 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 N.K. 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, dated. 23.04.2022
- 16) Joint Director of Agriculture Tiruvannamalai , Dry Land Noc.No.E4321/2021, dated. 05.07.2021.
- 17) Station Officer, Fire and Rescue Operations Station, Tiruvannamalai, letter No.1219/A1/2021, Dated.15.02.2021.
- 18) Assistant Director of Town and Country Planning Office, Tiruvannamalai District Proceedings Roc.No.2016/2021/TVM, Dated.07.04.2022.

Body of the letter: ORDER:
Tiruvannamalai District – Vandavasi Taluk / Panchayat Union – Arasoor Village / Panchayat - Survey
Nos.452/2 - 7600.00 Sq.m. The FSI Area of the Building - 2275.75 sq.m Ground Floor + First Floor + Second
Floor : Site Approval under earmarked “A to D” with also Building Plan Technical Clearance No: BP / AD-DTCP
(TVM).NO:02/ 2023.

Details of the proposed School Building are as follows:

Description	F.S.I Area S.qm	Non F.S.I Area S.qm	Total Area S.qm
Total Site area	7600.00		
Floor Area :			
Existing Approval Building Area			
Ground Floor Area -	696.40	-	696.40
First Floor Area -	696.40	-	696.40
Proposed Building Area			
Ground Floor Area-	62.18	-	62.18
First Floor Area -	62.18	-	62.18
Second Floor Area -	758.59	-	758.59
Head Room Area-1 -	-	61.10	61.10
Total Area -	2336.85	61.10	2275.75

Total FSI Area = 2275.75 Sqm.

FSI = 0.29 < 2.0

Height of the Building - 11.29 m

Car Parking - 34 Numbers

Two wheeler Parking - 40 Numbers

OSR Area - 769.27 sq.m - 10.12%

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) “Housing and 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 Housing and Urban Development 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 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

Conditions

1) Solar Water heating system for proposed school building construction should be set up.

2) Parking area as intended in the map It should be used for purpose.

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

4) Any deviation in the building contrary to the currently approved drawing

Do not change. If making changes Prior permission of this authority should be obtained.

- 5) Rainwater harvesting facilities as shown in the map, G.O No.18, and 16, Municipal Administration and Water Supply Department Dated. To be implemented in the building as on 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 by the petitioner at his own cost should be done.
- 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) Fly to proposed building as per notification of Environment and Forest Department
Ash bricks and materials should be used.

11) Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974

Due permission should be obtained regarding evacuation.

12) G.O.No.17, Department of Housing and Urban Development dated 5.2.2016.

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

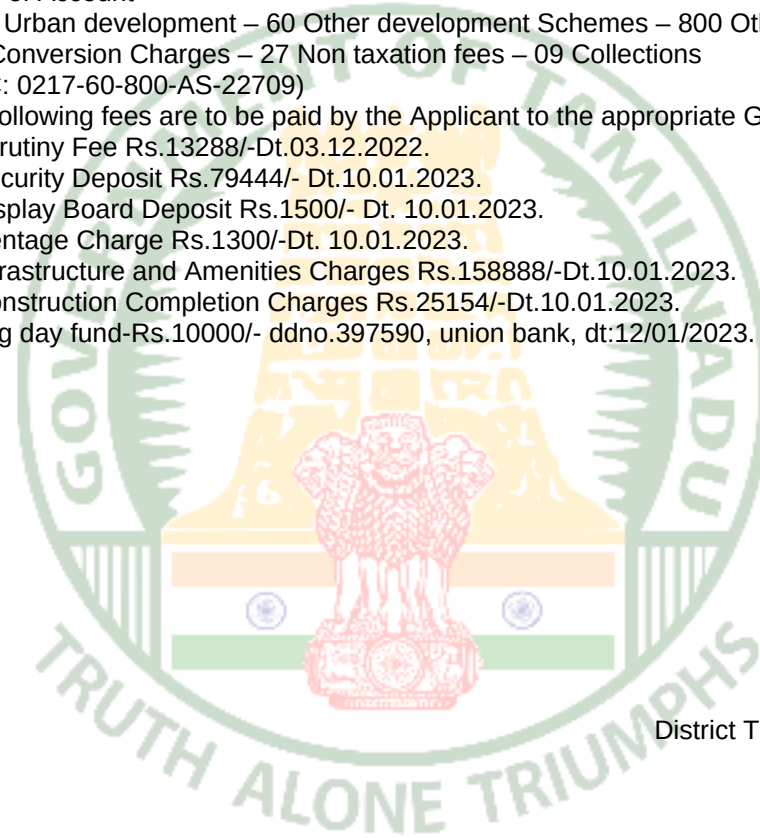
Head of Account

0217 Urban development – 60 Other development Schemes – 800 Other Receipts – AS Receipts under Land use Conversion Charges – 27 Non taxation fees – 09 Collections

(DPC: 0217-60-800-AS-22709)

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

- 1) Scrutiny Fee Rs.13288/-Dt.03.12.2022.
- 2) Security Deposit Rs.79444/- Dt.10.01.2023.
- 3) Display Board Deposit Rs.1500/- Dt. 10.01.2023.
- 4) Centage Charge Rs.1300/-Dt. 10.01.2023.
- 5) Infrastructure and Amenities Charges Rs.158888/-Dt.10.01.2023.
- 6) Construction Completion Charges Rs.25154/-Dt.10.01.2023.
- 7)Flag day fund-Rs.10000/- ddno.397590, union bank, dt:12/01/2023.



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