

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/6/23 7:55 PM

From:

Joint Director / Deputy Director / Assistant

2nd Floor, Ex- Service man Welfare office Building
campus, opposite to periyar park, Vellore

TO:

The Commissioner,
Vellore Corporation,
Vellore Taluk,
Vellore District.

Online Application Number:

SWP/BPA/004463/2022

Submitted Date :

-

Sir,

Subject:

Educational Building – Vellore District Town and Country Planning Office – Vellore District / Taluk / Corporation, Zone – IV, Ward No. 05, Block No. 15, T.S.No. 659/1A and 659/1B with a Site Extent of 1039.00 Sq.m. – Proposed School Building of Ground + 2 Floors – with an FSI Area of 1229.43 Sq.m. - Technical Clearance issued - Forwarded for further action - Regarding.

Reference:

1. Applicant Thiru. K.Amaresan and Tmt. G.Manjula, Online Application No. SWP/BPA/004463/2022, Dated: 13.12.2022.
2. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
3. G.O.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.85, Housing and Urban Development Department, dated 16.05.2017.
4. G.O.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.18, Housing and Urban Development Department, dated 04.02.2019.
5. G.O.79, Housing and Urban Development Department, dated 04.05.2017.
6. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
7. G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
8. G.O.01, Housing and Urban Development Department, dated 05.01.2021.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 12544/2014/CP, Dated:04-07-2014.
10. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.

11. Circular from the Commissioner of Town and Country Planning, Roc No.4367/2019/PA2 dated 05.02.2020.
12. Circular from the Director of Town and Country Planning, Roc No. 14063/2020/Spl.cell, Dated:13-10-2020.
13. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23-04-2022.
14. District Fire Officer, Fire and Rescue Service Department, Vellore Letter No. 113/2022, Dated.30.11.2022.
15. Demand payment Request Letter, Dated: 02.02.2023 requiring payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges & OSR Charges.
16. Applicants Thiru. K. Amaresan and Tmt. G.Manjula, Dated: 02.02.2023. Payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges, Security Deposit Charges.

Body of the letter: With reference to the 1st cited letter, applicant has requested for the Approval of School Building in Vellore District / Taluk / Corporation, Zone – IV, Ward No. 05, Block No. 15, T.S.No. 659/1A and 659/1B with a Site Extent of 1039.00 Sq.m. Proposed School Building of Ground + 2 Floors with an FSI Area of 1229.43 Sq.m. The Site has been marked as “A B C D E F” and issued Site Approval as SWP/DTCP/VELLORE/SITE APPROVAL NO. 04/2023. Technical Clearance has been issued with the following common and special conditions.

The Proposed Educational Building Area.

Area of Site : 1039.00 Sqm.

S.No.	Floor Details	Non - FSI Area	FSI Area	Total Area
1.	Ground Floor	-	409.81	409.81
2.	First Floor	-	409.81	409.81
3.	Second Floor	-	409.81	409.81
4.	Head Room	86.82	-	86.82
	Total	86.82	1229.43	1316.25

Parking Details

Car Parking (Seating Area) - 6 Nos.,
Two Wheelers Parking - 12 Nos.
Cycle Parking - 77 Nos.

Planning Permission issued for the Proposed School Building plan as SWP/DTCP/VELLORE/P.P.NO. 04/2023. As per Town and Country Planning Act 1971 sec 47 Technical permission is granted subject to the following special terms and conditions.

SPECIAL CONDITIONS:

1. AS PER RULE NO.12 OF TAMILNADU COMBINED DEVELOPMENT AND BUILDING RULES-2019, THE APPLICANT SHOULD PREPARE AND SUBMIT DEMOLITION PLAN FOR THE DEMOLITION OF EXISTING BUILDING TO THE VELLORE CORPORATION.THE CORPORATION HAS TO DECIDE ON THEDEMOLITION PLAN AND ENSURE THE EXISTING BUILDINGS ARE DEMOLISHED BEFORE APPROVALOF THE PLAN FOR PROPOSED BUILDING.

2. 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 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.

3. The Project / Applicant shall not commence any activity, excepting fencing of the site and construction of temporary shed for guard, without obtaining Environmental clearance under the EIA Notification, 2006 from the State Level Environment Impact Assessment Authority or the Ministry of Environment and Forests, Government of India, as applicable to the project, as per the threshold limits. Any violation from the above requirement is liable for action under section 19 of the Environment (Protection) Act, 1986 and Environmental clearance should be obtained before commencement of construction/issue of planning permission.

4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.

5. Conditions mentioned in the No Objection certificates obtained from the central and State Government Departments must be followed scrupulously.

6. 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 Architect / Licensed Surveyor 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

7. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Director of Town and Country Planning Department has not Legally certified the title to the ownership by granting technical clearance and planning permission. Only 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 right organization to decide this

8. As per Circular No. 05013/2015/MP dated 19.03.2015 of the Director of Urban Development, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.

9. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage

10. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated:05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed.

11. Government Exclusion at the proposed site. List of water resources. The Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition. It is informed that the approval given to them will be cancelled by the Director of Town and Country Development without any prior notice if there is any impact on the above information.

12. "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 & 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."

13. With the Reference 4 and 5 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follow :

- i. When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from the Joint Director, District Town and Country Planning Office, Vellore District.

ii. The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Joint Director, District Town and Country Planning Office, Vellore District.

iii. a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC).

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

iv. The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

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

15. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be cancelled by the Department without any prior notice.

16. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS

1. After the Joint Director, Vellore District Urban Development Office has issued the technical permission, if (i) wrong information has been submitted by the petitioner to obtain the technical permission or (ii) if the correct procedures as per law have not been followed, the Joint Director has the right to change or cancel the technical permission based on the above reasons.

2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

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

4. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.

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

6. Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building.

7. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building.

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

9. Adequate fire prevention and fire fighting equipment shall be installed in the proposed construction as required by law.

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 to be used Mandatory.

12. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction.
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
14. 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.
15. Government registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance Procedure to be followed.
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale
18. Enforcement action Under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Vellore Corporation if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.
19. The Applicants/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.
20. Setbacks should be Retained as per Approval Drawing
21. As per DTCP Circular ROC. No.4376/2019- dated.05.02.2022 instead of hand overing of 10% OSR land applicant paid an equivalent government guideline value of the land.

The following fee and charges are collected as follows.

Scrutiny Charge - Rs. 4191.0, Dated : 13.12.2022
Centage Charge for Land - Rs. 600.0, Dated : 02.02.2023
Centage Charge for Building - Rs. 2500.0, Dated : 02.02.2023
Infrastructure and Amenities Charges - Rs. 235000.00.0, Dated : 02.02.2023
CC Charges - Rs. 14208.00, Dated : 02.02.2023
Security Deposit Charges - Rs. 117500.0, Dated : 02.02.2023
Display Board Charges - Rs. 1500.00, Dated : 02.02.2023
Development Charges for Building - Rs. 21120.00, Dated : 02.02.2023
Development Charges for Land - Rs. 8312.00, Dated : 02.02.2023
Shelter Charges - NIL
Premium FSI Charges - NIL

Further, the Applicant has requested to approach The Commissioner, Vellore Corporation for the Final Approval of Commercial Building.

The Commissioner, Vellore Corporation is requested to give the final approval for the Commercial Building to the Applicant. And it is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders.

Enclosure

Original Map and Condition - 1 set

Copy to

1. Thiru. K. Amaresan and Tmt. G.Manjula,
No. 10/4, EVR Street,
Choolaimedu, Salavanpet,
Vellore-632001

2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008 - 1 Set

