

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/7/23 7:39 PM

From:

Joint Director / Deputy Director / Assistant

56 A, Govt Hospital Road, Villupuram

TO:

1.M/s.SRI KAMAKOTI ORIENTAL SECONDARY SCHOOL
MANAGEMENT COMMITTEE

No:4/25, Nappalaya Street
Villupuram – 605 602.

2.Commissioner
Villupuram Municipality
Vilupuram

Online Application Number:

SWP/BPA/001977/2022

Submitted Date :

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Sir,

Subject:

Institutional Building - Office of the Assistant Director of Town and Country Planning - Villupuram District / Taluk-
Villupuram Municipality- Narasingapuram Detailed Development Plan – Poonthottam Village – (Ward A, Block
56 T.S.No.102 Part) in R.S No.4/1,4/2 (Old SF.No:37 Pt) with an extent of 2776 Sqm – Proposed Institutional
Building with Built-up Area of 2048.27 Sqm – Planning Permission issued - Forwarded for further action - Reg.

Reference:

Reference:

1. Applicant M/s. Sri Kamakoti Oriental Secondary School Management Committee. Online application No. SWP/BPA/001977/2022 (Scrutiny Reference O6PDS32P) Dated: 23.09.2022.
2. Applicant demand Remittance letter, Dated: 28.01.2023
3. G.O.(Ms) 138 Housing and Urban Development Department, Dated: 04.06.2004
4. Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No.8172/1997/MP2 Dated 24.04.1997.
5. G.O.(Ms) 86 Housing and Urban Development Department, Dated: 28.03.2012
6. G.O.(Ms) 85 Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.(Ms) 01 Housing and Urban Development Department, Dated: 05.01.2021
8. G.O. (Ms) 53 Housing and Urban Development Department, Dated: 16.04.2018
9. G.O. (Ms)18, Municipal Administration and Water Supply Department, Dated: 04.02.2019.
10. G.O. (Ms)16, Municipal Administration and Water Supply Department, dated: 31.01.2020
11. G.O. (Ms)18, Housing and Urban Development Department, Dated: 04.02.2019
12. G.O. (Ms)54, Housing and Urban Development Department, Dated: 12.03.2020
13. Circular from the Director of Town and Country Planning, Roc No.7486/2009/BA2, Dated: 16.04.2009.
14. Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/BA1, Dated: 27.06.2012.
15. Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/BA1, Dated:22.09.2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/Spl.cell,Dated: 14.12.2017.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 & 14.08.2021.
18. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23.04.2022

Body of the letter: With reference to the 1st cited letter, applicant has requested for the approval of Institutional Building in Villupuram District / Taluk, Villupuram Municipality- Narasingapuram Detailed Development Plan, Poonthottam Village, (Ward A, Block 56 T.S.No.102 Part) in R.S No.4/1,4/2 (Old SF.No:37 Pt) with an extent of 2776 Sqm of Proposed Institutional Building with Built-up Area of 2048.27 Sqm. The site approval by delineating the boundary from A to H has been Approved L.P/ V.L.P.A No:01/2023 for Site. Building concurrence has been issued with the following common and special conditions.

Proposal Details

Area of Site - 2776 Sqm

Building details

Institutional Building

S. No	Description	FSI (Sqm)	Non FSI (Sqm)	Total Built up Area
1.	Ground Floor	682.75	-	682.75
2.	First Floor	682.75	-	682.75
3.	Second Floor	682.75	-	682.75
Total		2048.27Sqm		

$FSI = 2048.27 / 2776 = 0.73 < 2.0$

OSR =290.54Sq.m (10.08%) -

And as per Section 49 of Town and Country Planning Act 1971, Planning Permission No. B.P/V.L.P.A No:01/2023 - and Duration of Permission from 07.02.2022 to 06.02.2030 (8 Years) has been accorded with the following conditions and special conditions.

Conditions:

1. Open Space Reservation for delineating the boundary from 1 to 4 has been approved -as per TNCDBR Rule 47(1) (i) – OSR should be maintained by owner & Open to sky.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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 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.
4. Conditions mentioned in the No Objection certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
5. 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.
6. 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.

7. According to the Circular No. 12544/14 / Spl.cell dated: 04.07.2014 stating that, The Directorate 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 entitlement to development 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 right organization to decide this.
8. According to G.O (Ms) No 18 Municipal Administration and Water supply Department, 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 and Last Storey itself. After completion of the building works completion certificate to obtain from this by the applicant.
9. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11. 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.
 - d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be shall be responsibility for defects in the design.
 - e. Workmanship, soundness of structure and materials used.
 - f. Quality of building services and amenities the construction of building
 - g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.
- Special Conditions:
1. 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.
 2. 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.(Ms) 18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 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. As per GO (Ms) No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
 8. Fly Ash bricks and Materials to be used Mandatory.
 9. As per GO (Ms) 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and engineer details at the place of construction.
 10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
 11. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
 12. 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.
 13. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Local body if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
 14. Government Registered Electrical Contractor must be employed for wiring works during construction.
 15. Existing lodge building in the site should be demolished before issuing the final sanction by the Villupuram Municipality.
 16. Permission has to be obtained from Villupuram Municipality for demolition of the existing lodge building.

Fees Paid Details

Centage Charges for Building	-	Rs. 10000
Centage for Land	-	Rs. 300
Infrastructure and Amenities Charges	-	Rs. 385400
Security Deposit	-	Rs. 192700
CC Fees	-	Rs. 22065

Display Board Charges -Rs. 1500
Development Charges for Land -Rs. 11520
Development Charges for Building -Rs. 20500

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

