

PROCEEDINGS OF THE ASSISTANT DIRECTOR/MEMBER SECRETARY
KARUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE
PRESENT: Thiru.P.Velmurugan B.E,
Online Building Plan Application – Planning Permission

Online Application Number : SWP/BPA/077364/2023 Dated:18.01.2024

Subject: NHRB – Hospital cum Residential Building - District Town and Country Planning office – KLPA - Karur District - Proposed construction of Hospital cum Residential building (Stilt + 4 floors) in the land bearing S.F.No: 591/29B,591/30, 591/31A & 591/31B (Extent-963.90 Sqm)- at Aandankovil east Village and village Panchayat of Thanthoni Panchayat Union - Manmangalam Taluk at Karur District - Planning permission issued - forwarded for further action - Reg.

- Reference:**
1. Applicant Dr.K.Selvam and two others Online Application No.SWP/BPA/077364/2023, Dated: 11.12.2023
 2. G.O.86, Housing and Urban Development Department, dated 28.03.2012
 3. 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
 4. G.O.138, Housing and Urban Development Department, dated 04.06.2004
 5. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020
 6. District Officer, Karur, Fire and Rescue Services letter. மூ.மு.எண்.6165/இ1/2023 ஆணை எண்.250(3), Dated 23.11.2023.
 7. Demand payment Request letter dated :08.01.2024
 - 8.. Applicant Dr.K.Selvam and two others, Demand Remittance letter dated 10.01.2024

9. Director Of Town and Country Planning, Chennai, Circular Roc no.7963/2022/K1, Dated: 23.04.2022, 11.04.2023
10. G.O.01, Housing and Urban Development Department, dated 05.01.2021
11. Circular from the Director of Town and Country Planning, Chennai Roc no.9611/2023/TCP5, dated: 25.04.2023

Order:

An application seeking Technical Clearance for Proposed construction of Hospital cum Residential building (Stilt + 4 floors) in the land bearing S.F.No: 591/29B,591/30, 591/31A & 591/31B (Extent-963.90 Sqm), at Aandankovil east Village and village Panchayat of Thanthoni Panchyayat Union, Manmangalam Taluk at Karur District, was received through online portal of this department vide reference first cited above and processed duly following the parameters and procedure laid down in the TamilNadu Combined Development Building Rules, 2019 and the building parameters were observed/assessed as detailed below

SL No.	FLOOR NAME	FSI AREA(sqm)	NON FSI AREA(sqm)	Total area
1	STILT FLOOR AREA	-	297.09	297.09
	FIRST FLOOR AREA	297.09	-	297.09
	SECOND FLOOR AREA	297.09	-	297.09
	THIRD FLOOR AREA	297.09	-	297.09
	FOURTH FLOOR AREA	168.36	-	168.36
	TOTAL AREA	1059.63	297.09	1356.72

Site area (As per patta area) : 963.90 sqm
 Total Built up Area : 1356.72 sq.m
 FSI Area : 1059.63 sqm
 FSI(Floor Space Index) : $1059.63 / 963.90 = 1.09$
 = $1.09 < 2.00$

Technical Clearance for the Proposed construction of Hospital cum Residential building (Stilt + 4 floors) in the land bearing S.F.No: 591/29B,591/30, 591/31A & 591/31B (Extent-963.90 Sqm) earmarking the site as “**ABCDEFGH**” and

assigning the site approval number as **“SWP/DTCP/KARUR/Site approval No. 06/2024”** and building approval number as **“SWP/ KARUR / DTCP/ BP approval No. 01/2024”** with the validity from **18.01.2024 to 17.01.2032** And the following conditions and special conditions.

Special condition:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
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. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. 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 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.
6. 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.

General Conditions:

1. Solar water heating system to be provided to the proposed Hotel 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.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 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 GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 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.
11. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
12. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
13. 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.
14. Enforcement action Under section 56 & 57 of Tamilnadu Town and country planning Act 1971 must be taken by The President, if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. This planning permission issued in accordance with under section 49 of Tamil Nadu Town and Country Planning Act 1971.
17. This Permit is furnished by virtue of power delegated by Karur Local Planning Authority Under Sub Division 1 and 2 of Section 91-A of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
18. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority under Section 49 of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on Which the Decision or order was Communicated.
19. After the Planning Permission issued by Member Secretary/Assistant director - KLPA. If the details given by the applicant is found to be false(or) ii).If the applicant fails to follow the rules and Norms, the Member Secretary concern can cancel or revise the planning permission issued

The applicant remitted the required fees given below for the proposed Construction of NHSB- Hospital cum Residential Building.

Fees Paid Details

The Fees / Charges collected from the applicant are as follows;

- i) Scrutiny fees Rs 4225 /-Dated: 11.12.2023.
- ii) Centage charges for land – Rs 1500.00 /-, Dated:10.01.2024.
- iii) Centage charges for building –Rs. 10000 /- Dated: 10.01.2024.
- iv)Infrastructure and Basic Amenities Charges Rs.199280/-,
Dated:10.01.2024.
- v) Display board charges- Rs.10000/-, Dated:10.01.2024.
- vi) CCC / CC charges – 15000 /-,Dated:10.01.2024.
- vii) Development Charges for Building - Rs 14000 /-, Dated:10.01.2024.

viii) Development Charges for Land - Rs 5000/-, Dated:10.01.2024.

ix) Security deposit charges- Rs. 100000/-, Dated:10.01.2024.

x) OSR Fees Rs.420087/- dated:08.01.2024.

Member secretary/Assistant Director
Karur Local Planning Authority,
Karur District

To:

The President,
Aandankovil east Village panchayat,
Manmangalam Taluk,
Karur District

Copy to:

1) Dr K Selvam and Two Others,
No.145/146, South Street,
Pasupathipalayam,
Karur taluk,
Karur -639004.

2) The Block Development officer, With a request to forward the Technical
Thanthoni Panchayat Union , Clearance to the local body for its
Karur District. Action..