

**PROCEEDINGS OF THE ASSISTANT DIRECTOR(i/c),
SIVAGANGAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE ,
Date:27.07.2023
PRESENT: Tmt.P.G.MANJU,M.PLAN,
ASSISTANT DIRECTOR(i/c)
(TECHNICAL CLEARANCE)**

**Online Building Plan Application – Planning Permission Application Number :
SWP/BPA/0011803/2023, Dated on 16.07.2023**

Sir,

Sub: The Affordable housing project of residential Apartment building (Residential Building) – District Town and Country planning Office in the land bearing T.S.No. 900(Old T.S.No 380part) (Extent - 955.00 Sqm) - Ward 3, Block No: 27 at Karaikudi Municipality of Karaikudi Taluk at Sivagangai District issue of - Technical clearance - issued - Regarding.

- Ref:
- 1) Applicants Mr. ANNAMALAI. Online application No: SWP/BPA/0011803/2023/TCP, Dated: 16.07.2023
 - 2) G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
 - 3) Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
 - 4) G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
 - 5) G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
 - 6) G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
 - 7) G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
 - 8) G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 - 9) G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
 - 10) 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
 - 11) G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
 - 12) G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
 - 13) Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
 - 14) Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
 - 15) Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
 - 16) Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, 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 and 14.08.2021.
 - 18) Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23.04.2022
 - 19) Demand payment Request Letter, Dated: 24.07.2023.
 - 20) Applicant demand remittance letter ,dated:24.07.2023

ORDER

An application seeking Technical Clearance for the Proposed construction of Affordable housing project of residential Apartment building (Residential Building) in the land bearing T.S.No:900(Old T.S.No:380part) (Extent - 955.00 Sqm) - Ward 3, Block No: 27 at Karaikudi Municipality of Karaikudi Taluk at Sivagangai 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.	DESCRIPTION	NON FSI AREA IN SQ.M	FSI AREA IN SQ.M	TOTAL AREA IN SQ.M
1	AREA OF THE STILT FLOOR	488.61	30.76	519.37
2	AREA OF THE FIRST FLOOR	-	519.37	519.37
3.	AREA OF THE SECOND FLOOR	-	519.37	519.37
4.	AREA OF THE THIRD FLOOR	-	519.37	519.37
5.	AREA OF THE FOURTH FLOOR	-	519.37	519.37
6.	AREA OF THE FIFTH FLOOR	-	519.37	519.37
7.	AREA OF THE HEAD ROOM	41.03	-	41.03
TOTAL FLOOR AREA		529.64	2627.61	3157.25
SITE AREA = 955.00 SQ.M				
FLOOR SPACE INDEX = 2.75				
AS PER TNCD BR-2019, RULE NO-49 S.NO-2				
ALLOWABLE PREMIUM FSI = 2.80				
ACHIEVED PREMIUM FSI = 2.75				
NO.OF CAR PARKING PROVIDED (INCLUDING 2NOS. OF PHYSICALLY CHALLENGED PARKING) = 22 NOS.				
NO.OF TWO WHEELER PARKING PROVIDED = 22 NOS				

Technical Clearance for the Proposed construction of Affordable housing project of residential Apartment building (Residential Building) is hereby conveyed by earmarking the boundary of the site has been marked as **"A,B,C,D"** and the Technical Clearance has been issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP (SIVAGANGAI DISTRICT) No: 09/2023 and Duration of Permission from **27.07.2023** to **26.07.2031** (8Years) has been accorded the following conditions and special conditions.

Conditions:

1. Solar Water Heating system and solar photo voltaic panels shall be installed as earmarked in the plan and as prescribed in Rule 44 of TNCD BR 2019.
2. Vehicle Parking stalls shall be properly earmarked in the site and be utilised for the purpose for which earmarked in the plan.
3. The open spaces shall be retained as earmarked in the plan.
4. No changes in the building for which concurrence conveyed shall be made without the permission of this department.
5. The rain water harvesting system shown in the plan shall be properly installed/constructed and implemented as stipulated in GO Ms. No. 18 and 16 of Municipal Administration and Water Supply Department dated 04-02-2019 & 31-01-2020 respectively.
6. Mosquito's nets for the Wells and Over head tanks shall be installed.

7. Fire fighting equipment shall be installed in the appropriated places as prescribed by the Fire and Rescue Services Department.
8. The Prescribed taps shall be installed in the septic tanks as prescribed in the GO Ms. No. 341 of Municipal Administration and Water Supply Department dated 03-11-2004.
9. It is highly encouraged to use Fly ash bricks for the constructions as prescribed by the Environment and Forest Departments.
10. Copy of approved drawings and plans shall be displayed in the site during constructions by installing the display board of size 1200mmx600mm.

Special Condition:

1. Planning Permission/Technical clearance/Concurrence is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning, Act 1971 and its subsequent amendments and the rules made there under and does not cover the structural stability aspects including the safety during the constructions which are covered under the building rules under the Local bodies Act. It shall be the responsibility of the applicant/Developer/Registered professionals to ensure the adequacy of the structures and safety measures during the process of construction.
2. This office has not legally certified the title to the ownership by granting Planning Permission/Technical clearance/Concurrence. Only the entitlement to develop the land by the applicant alone is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer /seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. this office is not the appropriate authority to decide on this.
3. The applicant shall submit Completion report in form 5 along with form 6,7 and 8 Prescribed in Annexure XIV of TNCDBR 2019, to obtain Completion certificate and shall comply all the regulation stipulated in the rule 20 of TNCDBR 2019 in this regard.
4. Tamil nadu Combined building Rule-2019, Rule no:35(24)(b) Premium FSI charges shall not be collected for the excess FSI area over and above normally permissible FSI area for affordable housing projects.
5. As per G.O Ms no:16 Department of Municipal Administration and Water Supply, dated: 31.01.2020-In rule 23(c), for clause (a) the following clause shall be substituted, namely:-
“(a) Development for affordable housing projects with size of dwelling unit not exceeding 60 sq.m in carpet area within Greater Chennai Corporation Area and dwelling unit with size not exceeding 90 sq.m in carpet area in the rest of the State shall be regulated according to provisions stipulated above.”;
As per above rule provided affordable housing unit’ area given below
UNIT1- AREA =74.04 Sq.m
UNIT2- AREA =73.72 Sq.m
UNIT3- AREA =82.66 Sq.m
UNIT4- AREA =72.44 Sq.m
UNIT5- AREA =73.55 Sq.m
UNIT6- AREA =87.32 Sq.m

The fees / Charges collected from the applicant are as follows:

Scrutiny Fees	-	Rs.7797.00
Centage Charge for Building	-	Rs. 3500.00
Centage for Land	-	Rs. 300.00
Infrastructure and Amenities Charges	-	Rs507600.00
Security Deposit Charges	-	Rs. 253800.00
Display Board Charges	-	Rs. 1500.00
CC Charges	-	Rs. 37671.00
Flag Day Fund	-	Rs. 5000.00
OSR Charges	-	Not Applicable
Shelter Fund	-	Not Applicable
Premium FSI charge	-	Not Applicable As per rule 35(24)(b)

Hence, the proceedings of the Technical clearance along with drawings are forwarded herewith. The local authority shall accord permission/approval after collecting requisite fees / charges as applicable and the copy of the approval issued to the applicant shall be forwarded to this office through e-mail id:dtcpsvga@gmail.com for record.

Encl: Building Plan Map

Copy To:

- 1.The Commissioner,
Karaikudi Municipality,
Sivagangai District.
2. M ANNAMALAI
F3, First floor, Thirumala castle,
Karaikudi, ,Alagappapuram,
Sivagangai – 630002