

**PROCEEDINGS OF THE ASSISTANT DIRECTOR,
THIRUVARUR DISTRICT TOWN AND COUNTRY PLANNING
OFFICE.**

**PRESENT: S.SIVAKUMAR .,B.E.,
ASSISTANT DIRECTOR**

ONLINE BUILDING PLAN APPLICATION- TECHNICAL CONCURRENCE

APPLICATION NO: SWP/BPA/023936/2023

Sub:	Commercial Building– Online application received – District Town and Country Planning Office, Thiruvarur– Proposed Construction of Commercial Building with Ground floor+ First Floor in a site bearing S.F No 465/1B1 - Idaiyarnatham Village and Panchayat- Mannargudi Panchayat Union- Mannargudi Taluk - Thiruvarur District with an site extent of 4938.00 sq.m - Construction of building with FSI Area of 1955.41Sq.m– Technical Concurrence issued-Forwarded for further action-reg.	
Ref:	1.	Applicant Thiru.G.Mathivanan, No.4.Immanuvel street, Avadi, Thiruvallur District vide online application Ref No SWP//BPA/023936/2023 Dated 26.10.2023
	2.	G.O.Ms No. 79, Housing and urban Development Department, Dated 04.05.2017
	3.	Proceedings of The Joint Director of Agriculture, Thiruvarur District NOC vide Proc.no C1/716/2023/dated 27.01.2023
	4.	The Executive Engineer, WRD, Vennar Basin Division, Thanjavur NOC vide Letter Roc F.141M/F.No107/NOC /Bridge/JDO2 /DB /2023/ dated 14.09.2023
	5.	The Station Officer, Fire and Rescue Station, Thiruvarur , NOC No.209/2023 Vide Letter No 5374/ B1/2023 Dated 08.06.2023
	6.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 , 14.08.2021 & 11.10.2021.

7.	Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated:23.04.2022
8.	Circular from the Director of Town and Country Planning vide letter Roc No. 9611/203-TCP5,Dated:25.04.2023.
9.	Circular from the Director of Town and Country Planning vide letter Roc No 7963/2022/K2,Dated:11.04.2023
10.	Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5,Dated: 20.4.2023
11.	G.O Ms No 138, Housing and Urban Development Department, Dated 04.06.2004.
12.	G.O Ms No.86, Housing and Urban Development Department, Dated: 28.03.2012.
13.	G.O Ms No 85, Housing and Urban Development Department, Dated: 16.05.2017.
14.	G.O Ms No 01, Housing and Urban Development Department, Dated: 05.01.2021.
15.	G.O Ms No 53, Housing and Urban Development Department, Dated:16.04.2018
16.	G.O Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019
17.	G.O Ms No 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.
18.	G.O Ms No 51,Municipal Administration and Water Supply Department , Dated: 11.05.2020.
19.	G.O Ms No 18, Housing and Urban Development Department, Dated: 04.02.2019.
20.	G.O Ms No 54, Housing and Urban Development Department, Dated: 12.03.2020.
21.	Circular from the Director of Town and Country Planning vide letter Roc No. 7486/2009/PA2, Dated: 16- 04- 2009.
22.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated: 27- 06-2012.

23.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/PA1, Dated: 22- 09-2017
24.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated: 14.12.2017.
25.	Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14063/2020/CP, Dated: 13.10.2020
26.	Online Demand payment Request Letter, Dated: 02.11.2023 and 07.11.2023.
27.	Applicant Thiru.G.Mathivanan, Avadi , Thiruvallur District , Demand Remittance letter, Dated: 02.11.2023 and 09.11.2023

The Proposal received vide the reference 1st cited online application for the Proposed construction of Commercial Building with an FSI area of 1955.41sq.m with Ground floor and First floor (Partly Steel Truss Roof and Partly RCC Roof) in a site bearing S.F No 465/1B1 , Idaiyarnatham Village and Panchayat, Mannargudi Panchayat Union, Mannargudi Taluk, Thiruvallur District with an site extent of 4938.00 sq.m.

The application was processed and scrutinized as per the prevailing rules & regulations, records perused and Site inspection was conducted. With reference to the letter 26th cited, Demand was raised against the applicant on 2.11.2023 and 07.11.2023. Applicant remitted the required fees and submitted the remittance letter to this office on 02.11.2023 and 09.11.2023

Hence, for the Proposed construction of Commercial Building (Ground floor and First Floor) in a site bearing S.F No 465/1B1 , Idaiyarnatham Village and Panchayat, Mannargudi Panchayat Union, Mannargudi Taluk, Thiruvallur District, the Site approval from “A” to “G” has been granted as follows:

Site Area 4938.00 sq.m

Description	FSI Area(Sq.m)	Non FSI Area(Sq.m)	Total Area(Sq.m)
Ground Floor	1761.77	22.40	1784.17
First Floor	193.64	-	193.64
Total Built up Area	1955.41	22.40	1977.81

Total FSI Area: 1955.41 Sq.m

FSI = 1955.41/4938 = 0.396

Plot Coverage=1977.81/4938.00x100= 40.05%

The site has been marked as “A” to “G” and the site approval and Technical Concurrence for the Commercial Building has been accorded vide No,**SWP/DTCP/TVR/BP No 12/2023** with the following Special conditions:

1. For the OSR site 493.80Sq.m , necessary charges has been paid by the applicant as per the Guide Line value of the proposed commercial site, as per the reference 6th cited.

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. Technical Concurrence is issued in accordance with the provisions of the Town and Country Planning Act and the rules 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 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 / CB 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 No 18, Municipal Administration and Water Supply Department, Dated 04-02-2019 Construction continuance certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level and Last Story 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 responsible 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.

11. As per G.O. in the reference 9th cited, the layout proposed in non-planning area, the final approval shall be given by the Local Authority only after collecting Rs.1000/- as Scrutiny fees as per rule 3 and 3% of the Market Value of the site as Land conversion charges should be collected before issuing the final approval.

Head of Account:

0217 Urban Development -
60 other Urban Development Schemes -
800 other Receipts -
AS Receipts under Land Use Conversion Charges-
27 Non Taxation fees -
09 Collections
(DPC: 0217-60-800-AS 22709)

Condition:

1. 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/Competent Authority under Section 49/47A 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.

2. 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.

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

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

5. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and WaterSupply, Dated:04.02.2019.

6. 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.

7. Mosquito netting to be provided at OHT and well.
8. As per GO No 341 Municipal Administration and Water Supply Department, dated 03.11.2004 U Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials to be used Mandatory.
10. As per GO Ms No.18 and 16 of Municipal Administration and Water Supply Department Dated: 04.02.2019 and 31.01.2020, 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/false the Technical Concurrence 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 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.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. As per GO 18 Municipal Administration and Water Supply Department, dated 04.02.2019 Rule No 65, In every public building, Closed Circuit Television units shall be installed at rate one unit for every 300 sq.m of floor area and thereof.

The applicant remitted the required fees given below for the Proposed Construction of Commercial Building (G.F +F.F) partly Steel Truss Roof and partly RCC Roof.

Scrutiny Fees	:Rs.11,329.00 Dated 25.10.2023
OSR Charges	:Rs.10,64,139.00 Dated 02.11.2023
Centage Charges for Land and Building	:Rs. 1,800.00 Dated.09.11.2023
Display Board Charges	:Rs. 1,500.00 Dated.09.11.2023
Infrastructure and Amenities Charges	:Rs. 3,76,000.00 Dated. 09.11.2023
Security Deposit Charges	:Rs. 1,88,000.00 Dated 09.11.2023
C.C Charges	:Rs. 21,742.00 Dated.09.11.2023
The Armed force Flag Day fund	:Rs.5000.00 (Online Payment FD/FUND/09338/Dated 09.11.2023

The Proposal is for the Proposed Construction of Commercial Building (Ground Floor + First Floor) as per the section 47A of Town and Country Planning Act 1971. The Site approval and Technical Clearance for the Commercial Building has been issued as **SWP/DTCP/TVR/BP No 12/2023** with the validity from 16.11.2023 to 15.11.2031(8Years)

Encl :Building Plan Map-2x2

Assistant Director,
District Town and Country Planning Office,
Thiruvarur District.

To:

The President,
Idaiyarnatham Panchayat,
Mannargudi Taluk,
Thiruvarur District.

Copy to:

1. Thiru.G.Mathivanan,
No.4.Immanuvel street,
Avadi,
Thiruvallur District

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore.
Encl :Building Plan Map- 2x1

3.Stock File- 2x1