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**PROCEEDING OF THE ASSISTANT DIRECTOR DISTRICT
TOWN AND COUNTRY PLANNING, THE NILGIRIS,
PRESENT TMT.J.SABARI PRIYANKA., M.Plan.,**

Online Application No.SWP/BPA/113642/2024

Date:06.09.2024

Subject: : Hill Area – Commercial Building - Office of the District Town and Country Planning – The Nilgiris District – Coonoor Municipality/Taluk – Ward.B, Block.06, T.S.No.1/5 – Site Extent of 8306.00 Sq.m – Proposed Construction of Commercial Shopping Complex Building for FSI area of 5268.42 Sq.m – Technical Concurrence issued by Director of Town and Country Planning, Chennai – Forwarded for Further action – Reg.

Reference: :

1. Director of Town and Country Planning, Chennai, Technical Concurrence order dated:28.08.2024,
2. The Applicant M/s. ATULIT DEVELOPERS LLP, Coonoor online application Reference Number: SWP/BPA/113642/2024, dated: 29.01.2024,
3. G.O.Ms.No.86, Housing and Urban Development Department, dated: 28.03.2012,
4. G.O. Ms.No.85, Housing and Urban Development Department, dated: 16.05.2017,
5. G.O. Ms.No.01, Housing and Urban Development Department, dated: 05.01.2021,
6. G.O. Ms.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O. Ms.No.16, Department of Municipal Administration and Water Supply, dated 31.01.2020,
7. G.O. Ms.No.54, Housing and Urban Development Department, dated:12.03.2020,
8. Circular from the Commissioner of Town and Country Planning, Roc No.7486/2009/BA2 dated 16.04.2009,
9. Circular from the Commissioner of Town and Country Planning, Roc No.21075/2009/BA1 dated 27.06.2012,
10. Circular from the Commissioner of Town and Country Planning, Roc No.12201/2017/BA1 dated 22.09.2017,

11. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/Special Cell dated 14.12.2017,
12. Circular from the Commissioner of Town and Country Planning, Roc No.19992/2011(1)/Special Cell dated 31.05.2018,
13. G.O. Ms.No.53, Housing and Urban Development Department, dated 16.04.2018,
14. G.O. Ms.No.138, Housing and Urban Development Department, dated 04.06.2004,
15. G.O. Ms.No.18, Housing and Urban Development Department, dated 04.02.2019,
16. Circular from the Director of Town and Country Planning, Roc No.4326/2019/BA2 dated 05.02.2020,
17. Circular from the Director of Town and Country Planning, Roc No.4367/2019/BA2 dated 05.02.2020,
18. G.O.No.49, Housing and Urban Development [UD2(2)] Department, Dated:24.03.2003,
19. G.O.No.79, Housing and Urban Development [UD4(3)] Department, Dated:04.05.2017,
20. The Director of Town and Country Planning, Roc No.14127/2019/HACA, dated 28.02.2020,
21. The Principal Secretary, Housing and Urban Development Department, Letter No.15535/UD4(3)/2019-2, Dated:18.02.2020,
22. Principal Chief Conservator of Forests, Chennai Letter Ref.K.Dis.No.TS2/33358/2023, Dated:24.11.2023,
23. Assistant Director, Department of Geology and Mining, Udhagamandalam Geo technical report Ref.K.Dis.No.799/Mines/2023, Dated:10.08.2023,
24. Chief Engineer, Agricultural Engineering Department, Chennai Letter No. டபா.ஆ(க)1/45656/2023, Dated:09.01.2024,
25. Revenue Divisional Officer, Coonoor No objection Certificate No. அ2/336/2023, Dated:20.12.2023,
26. District Officer(FAC), Fire-Rescue Services, The Nilgiris District, Letter Roc.No.3581 – ஆ1 – 2023, த.இ.சா.No.373/2023, Dated: 01.08.2023

27. Architectural and Aesthetics Aspects (AAA) Committee, The Nilgiris District, Resolution No.03, Dated:25.06.2024,
28. Demand Payment Request dated: 05.09.2024,
29. The applicant Payment remitted dated: 05.09.2024.

ORDER

1. With reference to the letter in the 2nd cited, applicant has requested for Proposed Construction of Commercial (Shopping Complex) Building at The Nilgiris District, Coonoor Municipality/Taluk, Ward.B, Block.06, T.S.No.1/5 with an extent of Site 8306.00 Sq.m for FSI Area of Commercial (Shopping Complex) Building (Block 1 to 2) of 5268.42 Sq.m.
2. The above proposal was processed according to the prevailing rules, after perusing the records and conducting the site inspection. The proposal was put before the 'AAA' Committee for recommendation and it was recommended by the Committee in the Ref (27) cited.
3. Based on the 'AAA' committee recommendation, The Technical Concurrence was issued by Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act, 1971 for the above proposal. The Boundary of the site has been marked as “ **01 to 31** ” and numbered as **B.P/DTCP.No. 395/2024.**
4. The area statement for the Commercial (Shopping Complex) Building is as below,
Area of Site – 8306.00 Sq.m,

Building Type : Commercial Building (Shopping Complex),

Block No	Floor Details	FSI Area (Sq.m)	Non - FSI Area (Sq.m)	Total Area (Sq.m)	Usage
A	Ground Floor	2083.72	-	2083.72	Shopping Complex
	First Floor	2083.72	-	2083.72	
B	Ground Floor	550.49	-	550.49	
	First Floor	550.49	-	550.49	
	Total	5268.42	-	5268.42 Sq.m	

FSI : 0.63 < 2.00
Plot Coverage : 31.71 %

As per Technical Concurrence issued by the Director of Town and Country Planning, Chennai, the following fees has been collected from the applicant.

Sl.No	Charges	Amount	Date
01	Scrutiny Fees	Rs.22999/-	29/01/2024
02	Open Space Reservation	Rs.6994949/-	31/08/2024
		Rs.164000/-	02/09/2024
03	Centage Charge for Land	Rs.300/-	05/09/2024
04	Centage Charge for Building	Rs.7200/-	05/09/2024
05	Infrastructure and Amenities Charges	Rs.990572/-	05/09/2024
06	Security Deposit Charges	Rs.495286/-	05/09/2024
07	CC Charges	Rs.56711/-	05/09/2024
08	Display Board Charges	Rs.1500/-	05/09/2024
09	Development Charge for Building	Rs.210760/-	05/09/2024
10	Development Charge for Land	Rs.66448/-	05/09/2024
11	Shelter Charges	Rs.391000/-	05/09/2024

The Technical Clearance is issued with the following General and Special Conditions,

SPECIAL CONDITIONS

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations,
2. Conditions Stipulated in the No Objection Certificates obtained from the central and State Government Departments must be fulfilled scrupulously,
3. Technical Concurrence 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. Technical Concurrence 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,

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 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 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 Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
6. 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,
7. 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,
8. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as invalid,
9. Buildings should be constructed and Used Strictly as per mentioned in Approved Building Plan.

GENERAL CONDITIONS

1. The Technical Concurrence issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49),

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. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant,
5. Rain water collection tank 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,
6. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant own cost,
7. Mosquito netting to be provided at OHT and well,
8. Fire Rescue Equipment should be provided as per Rules,
9. 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,
10. Fly Ash bricks and Materials to be used Mandatory,
11. Setbacks should be retained as per Approval Drawing,
12. As per GO No.341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided,
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB,
14. 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,
15. As per G.O.16, MAWS dt.04.02.2019, a display board of size 60cm x 120cm to be erected which shows site details, building details and registered engineer details at the place of construction,
16. Seismic Resistance Procedure to be Follow,
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, Coonoor Municipality. 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/RE/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. (i) When the construction reached at plinth level the applicant should apply for CCC after getting CC 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 District Town and country planning office, The Nilgiris 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 Concurrence is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning, The Nilgiris.
- (iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Concurrence 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/RE/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 Concurrence 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

Concurrence is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP.

The above proposal is forwarded to the Commissioner, Coonoor Municipality for further process for collecting necessary fees and issuing final approval.

Assistant Director,
District Town and Country Planning,
The Nilgiris.

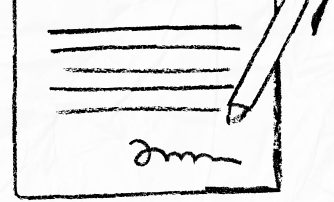
To

The Commissioner,
Coonoor Municipality,
Coonoor,
The Nilgiris.

Copy to

1. M/s.ATULIT DEVELOPERS LLP,
41, Sunny Side,
Hanson Lodge Area,
Upper Coonoor,
The Nilgiris – 643 101.
2. The Chair Person,
Tamil Nadu Real Estate Regulatory Authority,
CMDA Tower –II, 1st Floor,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai -600 008.





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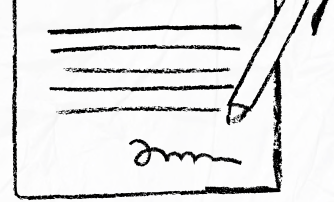
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