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DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number: SWP/BPA/130754/2024/TCP4

Sir/Madam,

Subject: **Residential Group Development Building** – Directorate of Town and Country Planning, Chennai – Salem District – Salem Steel Plant New Town Development Authority - Salem West Taluk – Veerapandi Panchayat Union – Murangapatty Panchayat / Village in S.F. No. 65/10A, With a Site extent of 17253.80Sq.m (4.26Acres)- FSI Area of 11790.59 Sq.m (1,26,913.91Sq.ft.)- Technical clearance issued - forwarded for further action - Reg.

Ref:

1. Mrs. K. Premalatha (Partner), M/s. Naaval Properties and Developers LLP, Salem District, Application Reference No. SWP/BPA/130754/2024Received Dated: 28.02.2024.
2. Assistant Director, Salem District, inspection report of online application no. SWP/BPA/130754/2024, Dated:- 22.02.2024
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. G.O.(Ms).No.95, Housing and Urban Development Department, Dated: 04.08.2023.
10. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
11. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017 of Director of Town and Country Planning, Chennai

(Circular)

13. Letter Roc No. 14227/2017/CP, Dated: 14.12.2017 of Director of Town and Country Planning, Chennai (Circular)
14. Letter Roc No. 9611/2023/TCP5, Dated: 25.04.2023 of Director of Town and Country Planning, Chennai (Circular)

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Order

1. With reference to the 1st Cited letter, the applicant Mr. K. Premalatha (partner), M/s. Naaval Properties and Developers LLP, Salem District, Salem Steel Plant New Town Development Authority, Salem West Taluk, Veerapandi Panchayat Union, Murangapatty Panchayat / Village in S.F. No. 65/10A, With a Site extent of 17253.80 Sq.m (4.26 Acres) - FSI Area of 11790.59 Sq.m.The Assistant Directorof Salem District Town and Country Planning Office has recommended the proposal with a site inspection remarks.Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as "1 to11".

The Technical Concurrence is issuedunder section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 149/2024.

2. The area statementfor the Proposed Residential Group Development Building is as below.

Area of the Site [As per Document] – 17260.00Sq.m.
Area of the Site [As per PLR /FMB Area] - 17260.00Sq.m.
Area of Super Imposed Plot Area - 17253.80 Sq.m

Building details: Proposed Residential Group Development Building

Block No.	FSI Area in (Sq.m)	Non-FSI Area in (Sq.m)	Total Built-up area in (Sq.m)
Block-1			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-2			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-3			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-4			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-5			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-6			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-7			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-8			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-9			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-10			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-11			
Ground Floor	97.55	-	97.55

First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-12			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-13			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-14			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-15			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-16			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-17			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-18			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-19			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-20			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-21			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-22			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-23			

Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-24			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-25			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-26			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-27			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-28			
Ground Floor	96.79	-	96.79
First Floor	85.83	-	85.83
Head Room	-	13.05	13.05
Block-29			
Ground Floor	94.77	-	94.77
First Floor	78.63	-	78.63
Head Room	-	12.60	12.60
Block-30			
Ground Floor	97.01	-	97.01
First Floor	84.38	-	84.38
Head Room	-	13.32	13.32
Block-31			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-32			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-33			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-34			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32

Block-35			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-36			
Ground Floor	96.79	-	96.79
First Floor	91.49	-	91.49
Head Room	-	13.05	13.05
Block-37			
Ground Floor	96.79	-	96.79
First Floor	91.49	-	91.49
Head Room	-	13.05	13.05
Block-38			
Ground Floor	96.79	-	96.79
First Floor	91.49	-	91.49
Head Room	-	13.05	13.05
Block-39			
Ground Floor	96.79	-	96.79
First Floor	91.49	-	91.49
Head Room	-	13.05	13.05
Block-40			
Ground Floor	166.64	-	166.64
First Floor	157.33	-	157.33
Head Room	-	15.45	15.45
Block-41			
Ground Floor	170.30	-	170.30
First Floor	161.57	-	161.57
Head Room	-	15.45	15.45
Block-42			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-43			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-44			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-45			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-46			
Ground Floor	96.79	-	96.79
First Floor	91.49	-	91.49

Head Room	-	13.05	13.05
Block-47			
Ground Floor	96.79	-	96.79
First Floor	91.49	-	91.49
Head Room	-	13.05	13.05
Block-48			
Ground Floor	96.79	-	96.79
First Floor	91.49	-	91.49
Head Room	-	13.05	13.05
Block-49			
Ground Floor	96.79	-	96.79
First Floor	91.49	-	91.49
Head Room	-	13.05	13.05
Block-50			
Ground Floor	162.58	-	162.58
First Floor	153.26	-	153.26
Head Room	-	15.22	15.22
Block-51			
Ground Floor	160.55	-	160.55
First Floor	150.53	-	150.53
Head Room	-	15.45	15.45
Block-52			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-53			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-54			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-55			
Ground Floor	97.55	-	97.55
First Floor	84.72	-	84.72
Head Room	-	13.32	13.32
Block-56			
Ground Floor	88.67	-	88.67
First Floor	79.02	-	79.02
Head Room	-	12.60	12.60
Block-57			
Ground Floor	92.83	-	92.83
First Floor	78.63	-	78.63
Head Room	-	12.60	12.60
Block-58			
Ground Floor	177.59	-	177.59

First Floor	167.23	-	167.23
Head Room	-	15.89	15.89
Amenities Block- Club House-1 (Block-59)			
Ground Floor	212.91	-	212.91
First Floor	196.96	-	196.96
Head Room	-	41.01	41.01
Association Room – Club House -2 **(Block-60)**			
Ground Floor	74.29	-	74.29
Total	**11790.59**	**815.79**	**12606.38**

Total FSI Area– 11790.59 Sq.m

OSR Area:- 1728.33 Sq.m. 10.01%

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. The OSR (earmarked as A to H) area – 1728.33 Sq.m. 10.01% shown in the site plan should be handed over to local body before issue of planning permission.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

6. 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's 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.

7. 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.

8. 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 Residential Group Development 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. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund, Premium FSI Charges and other relevant charges to be collected and further action shall be taken by the District officer.

Director of Town and Country Planning

To,

The Assistant Director /
Member Ssecretary,
District Town and Country planning office,
Salem District.



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