



**Proceeding of the Deputy Director District
Town and Country Planning Office
Nagapattinam District
Present: Thiru. M. Mathimaran B.E.,**

Roc No: SWP/BPA/012114/2023

Dated: 02.01.2024

Subject : Commercial Building – Nagapattinam District Town and Country Planning Office - Nagapattinam District – Nagapattinam Taluk – Therku Poigainallur Panchayat / village S.F.Nos:125/14A2, 125/14C1 & 125/14D1 having an site extent of 3800.00 sq.m Proposed Construction of Hotel cum Lodge building – Basement floor, Ground floor + 4 floor of FSI Area of 6439.78sq.m – Technical Concurrence issued - forwarded for further action - Reg.

Reference :

1. M/s. Tamara Leisure Experience Private Limited Online Application Reference No. SWP/BPA/012114/2023 Received Dated: 28.07.2023.
2. Proceeding of the Director Town and Country Planning office vide letter SWP/BPA/012114/2023 Dated:29.11.2023 **(BP/DTCP No.449/2023)**
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.01, 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. No.79, Housing and Urban Development Department, Dated: 04.05.2017
10. G.O. No.135, Housing and Urban Development Department Dated: 21.07.2017
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 11281/2022/TCP5 Dated: 12.05.2023
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 11.04.2023

18. District Officer, Nagapattinam District Fire & Rescue Service Department R.C.No:9913/E1/2023, Dated: 04.09.2023
19. Joint director, Agriculture Department, Nagapattinam NOC letter No. E1/4422/2023, Dated: 20.06.2023.
20. Demand Payment Request Letter, Dated:01.12.2023 & 15.12.2023
21. M/s. Tamara Leisure Experience Private Limited Demand remittance letter Dated 04.12.2023 & 20.12.2023

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Order:

The Proposal received in the reference for the approval of Commercial Building at Nagapattinam District, Nagapattinam Taluk, Therku Poigainallur Panchayat, Therku Poigainallur Village, S.F.Nos: 125/14A2, 125/14C1 & 125/14D1 having an site extent of 3800.00 sq.m Proposed Construction of Hotel cum Lodge building has Basement Floor, Ground Floor + 4 Floor - FSI Area – 6439.78 Sq.m. Technical Concurrence issued and the boundary of the site has been marked as “A to G”

The application was processed as per the rules prevailing, records perused and site inspection was conducted. With reference to the letter 2 the Approval for the site issued and numbered as B.P/DTCP No: **449/2023**. The Technical Concurrence for the Proposed construction of Commercial Building Total FSI Area – 6439.78 Sq.m.

The area statement for the Commercial Building (Hotel cum Lodge Building) is as below

Area of Site: 3800.00 sq.m.

S.No.	Description	Building Area		Total Built up Area in Sq. mt.
		FSI Area in Sq.mt.	Non FSI Area in Sq.mt.	
	Basement Floor	-	1360.48	1360.48
	Ground Floor	1466.61	-	1466.61
	First Floor	1266.76	-	1266.76
	Second Floor	1235.47	-	1235.47
	Third Floor	1235.47	-	1235.47
	Fourth Floor	1235.47	-	1235.47
	Head Room		83.54	83.54
	Total	6439.78	1444.02	7883.80

Total FSI Area

6439.78 Sq.m.,

FSI = 1.69

The following charges and fees has collected:-

S. No.	Subject	Amount (Rs.)	Dated.
1.	Scrutiny Fees	18521 online	28.07.2023
		3000 offline	29.12.2023
2.	OSR Fees	19000	14.12.2023
2.	Centage Charges	40900	20.12.2023
3.	I & A Charges	1210720	20.12.2023
4.	CC - Charges	84856	20.12.2023
5.	Security Deposit	605360	20.12.2023
6.	Display Board	1500	20.12.2023
7.	Shelter Charges	3096	20.12.2023

If the proposed building is located in an area other than planning area, the local authority, shall also collect the Scrutiny fee Rs.1000/- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 9th cited above. The payment of charges shall be made under the following head of account.

Head of Accounts

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 Code: 0217 - 60 - 800 - AS - 22709)

The sanction is granted / accorded subject to the following conditions &

Special Conditions:

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 does not cover the structural stability aspects including the safety during the construction which are covered under the Building Rules of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR, 2019.

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 is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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. As per TNCD & BR,2019, Rule 44(1)(a)(ii)(h) Solar water heating system 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 engineer details at the place of construction.
11. In the event of change of owner & Developer or Professionals during the phases of execution of project, the project shall have to be suspended till the permission for such changes is obtained as prescribed in Rule 25 of TNCDBR, 2019.

- 12.If the Technical Clearance/Approval is found to be secured by any misrepresentation or by production of false documents, the Technical Clearance/Approval will be cancelled.
- 13.The Owner or Developer shall compulsorily appoint a Construction Engineer for overall constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
- 14.Nothing shall prohibit the filing of amendments to an application or plan or other record accompanying the same at any time before the completion of the work for which a permit was granted, however, construction in deviation to the approved plan shall not be proceeded till the revised plan is approved. Further, this provision shall not entitle any person to make any deviation in contravention of the Act and TNCDBR, 2019.
- 15.A copy of the approved site plan and building plans shall be kept at the site at all times when building operations are in progress and such plans shall be made available at all reasonable times for the inspection of the competent authority.
- 16.Before commencement of the building work at site for which building permission has been granted, the owner shall within the validity period of Building Permission give notice to the Authority, of his intention to start the work at the building site in Form 2 in Annexure - XIV of TNCDBR, 2019.

Deputy Director,
District Town and Country Planning Office
Nagapattinam District

Enclosure

Drawing - 2 Set

To

The President,
Theru Poigainallur
Panchayat
Nagapattinam District.

Copy to

1. TAMARA LEISURE EXPERIENCES PRIVATE LIMITED,
58 , 1st Floor , 15th cross ,
2nd phase, J.P. Nagar ,
Bangalore.

Signature Not Verified

Signed by: Deputy Director
Location: Nagapattinam
Date: 2024.01.02 18:07:08



2. Office Record.