



**Proceeding of the Deputy Director District  
Town and Country Planning Office  
Nagapattinam District**

**Present: Thiru. M. Mathimaran B.E.,**

**Roc No: SWP/BPA/0016950/2023**

**Dated: 02.02.2024**

**Subject :** NHRB - Institutional building – Nagapattinam District Town and Country Planning Office - Nagapattinam District – Nagapattinam Taluk – Thethi Panchayat - Nagore village S.F.Nos:154/1,2,3A,3B; 163/1; 164/1,2,5,6 with a site area of 108550sq.m and FSI area of 47807.56 sq.m - Institutional building has been already approved – Additional construction of FSI area 17364.36sq.m - Technical Approval issued - forwarded for further action - Reg.

**Reference :**

1. Applicant G.S. Pillay and Sons Charitable and Educational Trust Represented by its secretary Online Application Reference No. SWP/BPA/0016950/2023 Received Dated: 06.09.2023
2. Proceeding of the Director Town and Country Planning office vide letter SWP/BPA/0016950/2023 Dated:03.01.2024  
(BP/DTCP No.505/2023)
3. Director of Town and Country Planning, Chennai Proceedings Roc No.20935/2019/TCP-2 Dated:08.03.2021 (Go.76 Educational Institution Regularisation Scheme – Approval No.32/2021)
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
6. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
11. G.O. No.135, Housing and Urban Development Department Dated: 21.07.2017
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 11281/2022/TCP5 Dated: 12.05.2023
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020

18. Director of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 11.04.2023
19. District Officer, Nagapattinam District Fire & Rescue Service Department R.C.No:9283/E1/2023, 9284/E1/2023, Dated: 22.08.2023 Certificate No.94/2023, 95/2023 & 96/2023
20. District Collector Nagapattinam District NOC letter No. 2375/2013, 2376/2013 Dated: 13.02.2015
21. Demand Payment Request Letter, Dated:05.01.2024
22. G.S. Pillay and Sons Charitable and Educational Trust Represented by its secretary Demand remittance letter Dated 20.01.2024

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### **Order:**

With reference to the 3<sup>rd</sup> cited letter Nagapattinam District, Nagapattinam Taluk, Thethi Panchayat, Nagore Village in S.F.Nos.154/1,2,3A,3B; 163/1; 164/1,2,5,6 with a site area of 108550 sqm and FSI area of 47807.56sqm Institutional building has already approved

In the above already approved site the applicant M/s. G.S. Pillay and Sons Charitable and Educational Trust Represented by its secretary has requested for the proposed additional construction Block 14 – Ground + 2 Floors and Block 15 – Ground floor + 1 floor with additional FSI Area of 17364.36 sqm in above already approved site. Technical Concurrence issued and the boundary of the site has been marked as “1 to 20”

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: 505/2023**. The Technical Concurrence for the Revised and Proposed additional Institute Building Total FSI Area – 17364.36sq.m

### **The area statement for the Revised and Proposed additional**

### **Institutional Building is as below**

**Area of Site: 108550.00 sq.m.**

### **Proposed Additional Building Area Details**

| Building Details      | FSI area in Sqm | Non FSI area in Sq.m | Total Built-up area in Sq.m |
|-----------------------|-----------------|----------------------|-----------------------------|
| <b>Block - 14</b>     |                 |                      |                             |
| Ground Floor          | 3258.48         | -                    | 3258.48                     |
| First Floor           | 3258.48         | -                    | 3258.48                     |
| Second Floor          | 3258.48         | -                    | 3258.48                     |
| Head Room             | -               | 269.31               | 269.31                      |
| <b>Total</b>          | <b>9775.44</b>  | <b>269.31</b>        | <b>10044.75</b>             |
| <b>Block - 15</b>     |                 |                      |                             |
| <b>Ground Floor</b>   | 3264.14         | -                    | 3264.14                     |
| First Floor           | 3964.78         | -                    | 3964.78                     |
| Head Room             | -               | 292.33               | 292.33                      |
|                       | 7588.92         |                      |                             |
| <b>Proposed Total</b> | <b>17364.36</b> | <b>561.64</b>        | <b>17926.00</b>             |

Already Approved ( Go.76 Educational Institution Regularisation Scheme)  
: 47807.56 Sqm  
Removed From Already approved : (-) 2991.27 Sqm  
Proposed Block 14 & Block 15 FSI Area : 17364.36 Sqm  
Total FSI Area : 62180.95 Sqm

FSI = 1.69

**The following charges and fees has collected:-**

| S. No. | Subject          | Amount (Rs.) | Dated.     |
|--------|------------------|--------------|------------|
| 1.     | Scrutiny Fees    | 299343       | 06.09.2023 |
| 2.     | Centage Charges  | 27700        | 20.01.2024 |
| 3.     | I & A Charges    | 3264620      | 20.01.2024 |
| 4.     | CC - Charges     | 192981       | 20.01.2024 |
| 5.     | Security Deposit | 1632310      | 20.01.2024 |
| 6.     | Display Board    | 1500         | 20.01.2024 |
| 7.     | Shelter Charges  | 31603        | 20.01.2024 |

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 10<sup>th</sup> 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. The OSR1 (A to E) area 10582.22 Sq OSR2 (F to I) 766.53 area and shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 2019 Rule No.41 (1)(i).
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 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.

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 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.
7. 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,  
Nagore Village,  
Thethi Panchayat ,  
Nagapattinam District.

**Copy to**

1. secretary

G.S. Pillay and Sons Charitable and Educational Trust

No: 47, Perumal Sannathi Street,

Nagapattinam

2. Office Record.

Signature Not Verified

Signed by: Deputy Director  
Location: Nagapattinam  
Date: 2024.02.02 13:56:38

