

DISTRICT TOWN AND COUNTRY PLANNING,
THOOTHUKUDI DISTRICT
Online Building Plan Application – Planning Permission Issued

To

The Commissioner,
Thoothukudi Corporation,
Thoothukudi district.

Business office with Staff Quarters Building - Office of The Assistant Director Thoothukudi District -Town and Country Planning – Thoothukudi District – Thoothukudi Taluk – Thoothukudi Local Planning Authority- Thoothukkudi Corporation –(Old sanaraperi village S. No58/1) T.S. Ward No .4 – Block No. 32A- T.S No: 4132/1A1A4/5 & 4132/1A1B1/3 At Polepettai (Town Planning Scheme-D) - Extent of 194.00 Sq.M – FSI in 270.18 Sq.m- The Proposed construction of Business Office with Staff Quarters Building - Planning Permission Issued - Forwarded for Further Action - Regarding.

- 1.The Application Mr. S. Mariappan Online No.
SWP/BPA/009448/2023 Dated: 26/04/2023.
- 2.G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
- 3.G.O.18, Department of Municipal Administration and Water Supply dated: 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated: 31.01.2020
- 4.G.O.138, Housing and Urban Development Department, dated: 04.06.2004
- 5.Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated: 05.02.2020.
- 6.Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009PA1 dated: 27.06.2012.
- 7.Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/CB dated: 22.09.2017
- 8.Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/CB dated: 14.12.2017
9. Circular from the Commissioner of Town and Country Planning, Roc no.8557 /2019/G.R. dated: 08.05.2019
- 10.Fire NOC letter L Dis No 6640/A/2023 Thoothukudi District office dated : 06.07.2023
- 11.Demand payment Request letter dated: 21.07.2023
12. The Application Mr.S. Mariappan, Demand Remittance letter dated 28.07.2023
13. LPA Resolution NO.12, Dated 15.11.2022

With reference to the letter in the 1st cited, applicant has requested for the approval of construction of Business office with staff quarters Building, Thoothukudi District, Thoothukudi Taluk, Thoothukudi Local Planning Authority, Thoothukudi Corporation, (Old sanaraperi village S. No58/1) T.S. Ward No .4, Block No. 32A, T.S No: 4132/1A1A4/5 & 4132/1A1B1/3 At Polepettai (Town Planning Scheme-D), Extent of 194.00 Sq.M, FSI in 270.18 Sq.m, The Proposed construction of Business Office with Staff Quarters Building. The Site has been marked as “ABCD” and Concurrence for Site Approval Issued.

The Proposed Business Office Building Area:

FLOOR DETAILS	FSI in Sq.m	NON FSI in Sq.m	TOTAL AREA in Sq.m
Stilt Floor	----	90.06	90.06
First Floor	90.06	-----	90.06
Second Floor	90.06	-----	90.06
Third Floor (Staff Quarters)	90.06		90.06
Head Room	-----	23.53	23.53
Total	270.18	113.59	383.77

FSI = 1.39 < 2.00

With the above Area the Proposed construction of Business office with Staff Quarters Building. Planning Permission Issued with Special and General Conditions. The Business office with Staff Quarters Building Plan Number as

SWP/THOOTHUKDI/B.P.A/A.D./D.T.C.P.No. 27/2023(SWP/TUTY) from 28-07-2023 to 27-07-2031.

SPECIAL CONDITIONS:

1. 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. Before issuing technical clearance ensuring the primary development rights of the applicant by verifying (lease deed, sale deed, gift deed, etc.)

2. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed
3. Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if any dispute arises over individual rights 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
4. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction, FSI and Setbacks should be Retained as per Approved Drawing
5. Government Registered Electrical Contractor must be employed for wiring works during construction
6. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
7. 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 under the Local Bodies Act. Planning Permission 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
8. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously
9. "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
10. As per TNCDBR, 2019 Annexure IV, Part III, A) Para 2, states automated/mechanically operated parking with the executive authority not withstanding anything containing in the rules subject to such conditions as may be decided by the executive authority may permit parking lots/structures taking into account safety and environment aspects. Based on which stacked parking allowed in the site must ensure general safety and environmental safety aspects.
11. The stacked parking must be completely installed before applying for Completion Certificate.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed building
2. Setbacks should be Retained 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage 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.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing
6. Provide Sufficient Fire fighting Resistance and Fire equipment in proposed Building
7. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided
8. Fly Ash bricks and Materials to be used Mandatory
9. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction
10. If any court case would be pending with reference to this proposal, the Planning Permission Issued would be treated as INVALID Enforcement Action Under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Thoothukudi Corporation.
11. The Commissioner, Thoothukudi Corporation must ensure, if the construction is done with Additional / Deviation to the approved plan before Levy of the applicable Taxes.

The following fee and charges are collected as follows

Scrutiny Charge Rs. 1058.00 Dated: 26.04.2023

Osra Fees Rs. 349200.00 Dated: 20.07.2023

CC Charges Rs. 4133.00, Dated: 28.07.2023

Centage Charge for Building Rs. 1200.00,
Dated: 28.07.2023

Centage Charge for Land Rs. 300.00, Dated: 28.07.2023

Display Board Charges Rs. 1500.00, Dated: 28.07.2023

Development Charges for Building Rs. 3840.00, Dated: 28.07.2023
Development Charges for Land Rs. 776.00, Dated: 28.07.2023
Infrastructure & Amenities Charges Rs. 50948.00,
Dated: 28.07.2023
Security Deposit Charges Rs. 25474.00, Dated: 28.07.2023

Enclosure:

Original Map and Condition - 2 sets

Copy to

1. Mr. Thiru S. Mariaapan,
102/5A/1A,
Polepettai West,
Thoothukudi-628002
2. Technical Record – 1 Set.
3. TNRERA
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai-600008.

Signature Not Verified

Signed by: Assistant Director
Location: Thoothukkudi
Date: 2023.07.28 19:37:21

