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District Town and Country Planning Office

Tirunelveli District/Tirunelveli Local Planning Authority

Proceedings of Joint Director/Member Secretary

Present:Thiru.P.Ranganathan,B.E.,M.Tech.,(IITD).,AITP

****

Roc.No : SWP/BPA/009739/2023 Date: 02.06.2023

Subject: Planning Permission - Building - Office of the District Town and Country planning - Tirunelveli District - Tirunelveli Local Planning Area - Tirunelveli City Municipal Corporation - Palayamkottai Taluk – High Ground DD Plan - V.M.Chatram village - R.S.No-298/7part - Palayamkottai Ward office – New T.S. Ward-BS, Block No-7, T.S.No- 81 - Approved Layout L.P.H/D.T.P.No 56/1962 – Plot No C-50 an extent of 509.37 Sqm with FSI Area 1201.83 Sqm - Proposed 10 Dwelling Units / Residential Building - Planning Permission issued - forwarded for further action - Reg.

Reference:

1. Applicant Tmt.K.Ruby Manoharan online application No:SWP/BPA/009739/2023, Dated:10.05.2023.
2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.No.18, Housing and Urban Development Department, Dated: 04.02.2019.
5. G.O.No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019 and G.O.No.16, Municipal Administration and Water Supply Department, Dated:31.01.2020.
6. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16.04.2009.

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7. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated:22.09.2017.
8. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated:27-06-2012
9. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14-12-2017
10. Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR, Dated: 08.05.2019.
11. G.O.No.1, Housing and Urban Development Department, Dated: 05.01.2021.
12. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP, Dated: 22.01.2021.
13. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020
14. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23.04.2022.
15. District Officer, Tamilnadu Fire and Rescue Service Department TVL letter, L.Dis No.3068/D/2023 Dated.22.05.2023
16. Demand Payment Request Letter, Dated.30.05.2023
17. Tirunelveli Local Planning Authority Resolution No.46 Dated.15.05.2023.

With reference to the 1st Cited letter, applicant has requested for the Planning Permission of 10 Dwelling units/Residential Building in Tirunelveli District, Tirunelveli Local Planning Authority, Tirunelveli Corporation, Palayamkottai Taluk, High Ground DD Plan, V.M.Chatram village, R.S.No-298/7part, Palayamkottai Ward office, New T.S. Ward-BS, Block No-7, T.S.No-81, in Plot no C-50 of Approved Layout L.P.H/D.T.P.No 56/1962 in an extent of 509.37 Sqm with FSI Area of 1201.83 Sqm – Site Demarcated as 'ABCDE'with **Building Planningpermission No. PP/BP/TLPA No : SWP/36/2023** from 02-06-2023 to 01-06-2031 (8 Years). Planning Permission has been issued with the following general and special conditions.

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Proposal Details:

Area of Site – 509.37 Sq.m
FSI Area – 1201.83 Sq.m

Building details:

S.No	Floor Details	F.S.I Area (Sq.m)	Non F.S.I Area (Sq.m)	Total Area (Sq.m)
1.	Proposed Stilt Floor	26.33	208.77	235.10
2.	Proposed First Floor	235.10	-	235.10
3.	Proposed Second Floor	235.10	-	235.10
4.	Proposed Third Floor	235.10	-	235.10
5.	Proposed Fourth Floor	235.10	-	235.10
6.	Proposed Fifth Floor	235.10	-	235.10
7.	Proposed Head Room	--	18.05	18.05
	Total	1201.83	226.82	1428.65

FSI = 1201.83 / 509.37

= 2.359 < 2.

Premium FSI = 2.359
Width of road = 12m
Premium FSI = 0.359
Premium FSI Area = 183.09Sqm

As per Rule No.11 of Tamil Nadu Combined Development and Building Rules 2019:

The Permission granted by the competent authority shall not mean responsibility or Clearance of the Following aspects,

(a) Title or Ownership of the site or Building
(b) Easement Rights.
(c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Registered Engineer and Structural Engineer on Record as the case may be, shall be responsible for defects in the design.
(d) Workmanship, Soundness of Structure and Materials used.

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(e) Quality of Buildings Services and amenities the construction of Building.
(f) Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

Special Conditions:

1. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt. Departments must be followed 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 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 architects/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.
4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title of the ownership by granting technical clearance or planning permission. Only the applicant's entitlement to develop is verified in the documents submitted with 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 appropriate organization to decide 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.
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

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Real Estate (Regulation & Development) Act2016. The promoter has to advertises, 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 Regulatory Authority.

8. It is only the responsibility of the builders to ensure the stability of the Building.
9. As per Rule No. 9(1)(f) of Tamil Nadu Combined Development and Building Rules 2019, Before the 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. And also when the building construction reaches the Basement Level; Progress Certificate Form -3 should be submitted as per rule no.9 (2)(b).
10. According to G.O No 18 Municipal Administration and Water Supply Department, Dated- 04.02.2019, Construction continuation certificate should be obtained from this office for the planning permission approved building at the time of Plinth Level itself. After Completion of the building works at site, the Completion Certificate to be obtained from this Department by the applicant. By getting this Completion Certificate only, the builder can have regular utility connections

Conditions:

1. The planning permission is valid for eight years from the date of issue. Period of Planning Permission will be from 02.06.2023 to 01.06.2031.
2. Solar Water Heating System should be installed in the proposed 10 Dwelling units of Residential Building.
3. Parking as suggested in the building should be utilized as it is in the approved Building plan.
4. The setback spaces should be fixed accordingly as seen on the plan sanctioned and mentioned therein.
5. The proposed 10 Dwelling units of Residential Building should be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new

Planning Permission should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.

6. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019.
7. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed 10 Dwelling units of Residential Building by his own expenses.
8. The drinking water over head tank, well and Bore well located in the plot should be equipped with preventive measures.
9. Fire prevention and fire fighting equipment should be provided in the proposed construction as required by law.
10. As per G.O. No.341, Municipal Administration and Water Supply Department, Dated: 03.11.2004, "U" Trap should be installed in septic tank.
11. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
12. G.O.17, Housing and Urban Development Department, Dated: 05.02.2016, Solar Photo Voltaic Panels should be installed at least 1/3 of the upper floor area for one Kilowatt of electricity.
13. Along with the original copy of the approved plan and the copy of the Proceedings of the Member Secretary of Tirunelveli Local Planning Authority, the copy should be given to the purchasers
14. Final building Approval order should be obtained from the Commissioner, Tirunelveli City Municipal Corporation.
15. If any of the details given in the application for planning permission is found to be incorrect, this order will be cancelled and legal action will be taken.
16. Government Registered Electrical Contractor must be employed for wiring works during construction.
17. The concerned local body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

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Fees Details

Charges Paid Details

Description	Amount& Date
1 . Development Charges for Land	Rs.1,020.00 /- dt. 01.06.2023.
2. Development Charges for Building	Rs.7,145.00/- dt. 01.06.2023.
3.Centage Charge For Land	Rs.300.00/- dt. 01.06.2023
4. Centage Charge for Building	Rs.11,100.00/- dt01.06.2023
5. Infrastructure and Amenities Charges	Rs.2,25,976.00/- dt. 01.06.2023
6. Security Deposit Charges	Rs.1,12,988.00/- dt. 01.06.2023
7. Completion Certificate Charges	Rs.15,381.00/- dt. 01.06.2023
8.Display Board Charges	Rs.1,500.00/- dt. 01.06.2023
9.Premium FSI	Rs.18,31,816.00/- dt. 01.06.2023
10. Scrutiny Fees	Rs.3,621/- dt. 10.05.2023.

Member Secretary/JointDirector,
Tirunelveli Local planning Authority/
District Town and Country Planning Office,
Tirunelveli.

To

1. The Commissioner,
   Tirunelveli City Municipal Corporation,
   Tirunelveli District.

2. Tmt.K.Ruby Manoharan,
   W/o Thiru.R.Manoharan,
   Door No-3/1, U.V. Saminatha Iyer Street,
   M.E.S Road, Ganapathypuram,
   East Tambaram,
   Chennai-600059.

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Document certified by Ranganathan.

Signed by: Joint Director
Location:Tirunelveli
Date:2023.06.02 17:22:21

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உள்ளூர் திட்டக் குழுமம், திருநெல்வேலி மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண்	: 146/CP/23-24/0021718	நாள்:25-Jul-2023
பி.ஏ எண்	: 146/BPA/2023/01309	
கட்டிட அனுமதி எண்	: 146/BL/2023/01160	
திட்ட அனுமதி எண்	: 437/2023/TP2	
மனுதாரர் பெயர்	: திரு ரூபி மனோகரன்	
முகவரி	: C50,26-வது குறுக்கு தெரு மகாராஜநகர், Maharajanagar, Palayamkottai	
மனுவின் நாள்	: 09-Jun-2023	
நில / கட்டிட விளக்கம்	: கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள	
தொகுதி	: BS	பகுதி : 07
கதவு/மனை எண்	: C50	நகரளவுஎண் : 81
தெரு	: 26-வது குறுக்கு தெரு மகாராஜநகர்	
அபிவிருத்திக் கட்டணம்	: செலான் நெ: 146/CP/23-24/0036138 கட்டணம்:	நாள் : 20-Jul-2023

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுபாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 81, 26-வது குறுக்கு தெரு மகாராஜநகர், Maharajanagar, Palayamkottai தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 25-Jul-2023 முதல் 24-Jul-2028 வரை ஐந்து ஆண்டு காலத்திற்கு திட்ட அனுமதி வழங்கப்படுகிறது.

நிபந்தனை:

(1) அரசாணை எண் 154, வீட்டு வசதி மற்றும் நகர்புற வளர்ச்சித்துறை, நாள்:13.10.2020 அரசால் வழங்கப்பட்ட அதிகார பகிர்வு உத்தரவுப்படி திட்ட அனுமதி வழங்கப்படுகிறது.

(2) இந்த திட்ட அனுமதி தவறான தகவல்கள் பேரில் வழங்கப்பட்டிருந்தால் அதை தள்ளுபடி செய்யவோ, நிறுத்தி வைக்கவோ ஆணையருக்கு அதிகாரம் உள்ளது.

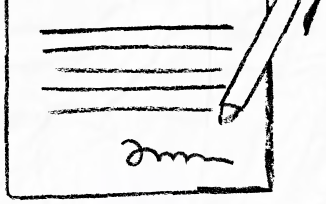
பெறுபவர்,

ரூபி மனோகரன்
C50,26-வது குறுக்கு தெரு மகாராஜநகர்,
Maharajanagar, Palayamkottai

ஆணையாளர்
திருநெல்வேலி
மாநகராட்சி
பாளையங்கோட்டை

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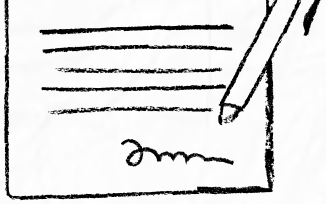
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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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