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DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/13/23 3:37 PM

From:

Joint Director / Deputy Director / Assistant

Government ITI (Opposite)
Chennimalai road, Erode -638 009

TO:

The Commissioner,
Erode Corporation,
Erode

Online Application Number:

SWP/BPA/003046/2022

Submitted Date :

Sir,

Subject:

Residential Apartment Building - Office of the Erode District Town and Country Planning – Erode District – Erode Taluk – Erode Corporation - Villarasampatti Village - SF No.320/2B2B – Extent of 1115.00 Sq.m Proposed R.C.C Terraced Roof Residential Apartment (Stilt + 5 Floors) 20 Dwelling Units - Technical Clearance issued - forwarded for further action – Regarding

Reference:

- 1.Applicant Mr.S.DEVARAJ, Online Application No. SWP/BPA/003046/2022, Dated: 18.11.2022
- 2.G.O.86, Housing and Urban Development Department, dated 28.03.2012.
- 3.G.O.85, Housing and Urban Development Department, dated 16.05.2017.
- 4.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
- 5.Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/BA2 dated 16.04.2009.
- 6.Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/BA1 dated 27.06.2012
- 7.Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/BA1 dated 22.09.2017
- 8.Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017
- 9.G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
- 10.Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
- 11.G.O.53, Housing and Urban Development Department, dated 16.04.2018
- 12.G.O.138, Housing and Urban Development Department, dated 04.06.2004
- 13.G.O.01, Housing and Urban Development Department, dated 05.01.2021
- 14.G.O.18, Housing and Urban Development Department, dated 04.02.2019
- 15.Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020.
- 16.Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2 dated, 23.09.2020
17. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
18. Letter No.A4/15/2022(383), Dated.31.10.2022 of Joint Director, Agriculture department, Erode

District
19. K.Dis.No.9241/E1/2022 dt.17.09.2022 of District Officer, Fire and Rescue service department ,Erode District.
20.Demand payment Request letter dated. 27.12.2022
21.Applicant Mr.S.DEVARAJ, Demand Remittance letter dated . 02.01.2023

Body of the letter: With reference to the letter in the 1st cited, applicant has requested for the approval of Residential Apartment Building in Erode District, Erode Taluk, Erode Corporation, Villarasamapatti Village, SF No.320/2B2B, Extent of 1115.00 Sq.m Proposed R.C.C Terraced Roof Residential Apartment (Stilt + 5 Floors) 20 Dwelling Units of FSI Area 2849.25 Sq.m. The Boundary of the site has been marked as "ABCDEFGH" and Approval for site issued vide and Numbered as SWP/DTCP/ERODE/Site Approval No.09/2023. The Technical Clearance for the Proposed R.C.C Terraced Roof Residential Apartment (Stilt + 5 Floors) 20 Dwelling Units of FSI Area 2849.25 Sq.m. in the site has been issued and numbered as SWP/DTCP/ERODE/Building Permission No.01/2023.

The Proposed Residential Apartment Building Area :

Site Area : 1115.00 Sq.m (0.275 acres)

Usage : Residential Apartments

Building Area details in Sqm:

- 1.Stilt floor FSI Area -Nil Non FSI - 669.16 Builtup area 669.16
- 2.First floor FSI Area 569.85 Non FSI - 10.39 Builtup area 580.24 No.of Dwelling-4
3. Second floor FSI Area 569.85 Non FSI - 10.39 Builtup area 580.24 No.of Dwelling-4
4. Third floor FSI Area 569.85 Non FSI - 10.39 Builtup area 580.24 No.of Dwelling-4
5. Fourth floor FSI Area 569.85 Non FSI - 10.39 Builtup area 580.24 No.of Dwelling-4
6. Fifth floor FSI Area 569.85 Non FSI - 10.39 Builtup area 580.24 No.of Dwelling-4
- 7.Head Room FSI Area -Nil Non FSI - 32.06 Builtup area 32.06

Total FSI Area : 2849.25 Sq.m

Total Non FSI : 753.17 Sq.m

Total Builtup area : 3602.42 Sq.m

No.of Dwellings : 20

FSI : $2849.25/1115 = 2.56$ (Premium FSI)

Building Height : 18.26m

SPECIAL CONDITIONS

- 1.It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
- 2.Conditions mentioned in the No Objection certificates obtained from the central and State Govt Departments must be followed scrupulously
3. Building 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. Building 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
- 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 Director of Town and Country Planning Department has not Legally certified the title to the ownership by granting technical clearance and planning permission. Only 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 right organization to decide this.
- 6."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
- 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 & 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 regulatory Authority."

8.If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID Body of the letter:

9.Building to be Used Strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS

1.The Building permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 47A)

2.If the application applied under 49 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country

3.In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant

4.Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide necessary Fire Resistance Equipment's in the proposed Building

5.Solar water heating system to be provided to the proposed building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area

6.Fly Ash bricks and Materials to be used Mandatory

7.Setbacks should be Retained as per Approval Drawing

8.As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided

9.If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB

10.No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained

11.Mosquito netting to be provided at OHT and well

12.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 and also provide Necessary fire Resistance equipment in the proposed Building

13.As per G.O.16 MAWS dt.04.02.2019, 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

14.Parking area to be utilized only for parking purpose mentioned as per approved drawing 15.Government Registered electrical Contractor must be employed for wiring works during construction

16.Seismic Resistance Procedure to be Follow

17.Provide Sufficient Fire Resistance and Fire equipment in proposed Building

18.Approved order and drawing copies to be handover to buyer by the owner by the time of sale

19. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner, Erode Corporation if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

20.The Applicants/developer and also the architects/RE/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

21.With the Reference 5 and 6 mentioned Government Orders and Reference No.11 mentioned Circular the following conditions to be follow

(i)When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from Erode Local Planning Area

(ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Deputy Director, Erode District Town and Country Planning Erode ,

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/RE/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC)

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP
 22. If the Residential 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 7th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development -

60 other Urban Development Schemes -

800 other Receipts -

AS Receipts under Land Use Conversion Charges-

227 Non Taxation fees -

09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

The following fee and charges are collected as follows

- 1.Scrutiny Charge Rs.8770.00, Dated : 18.11.2022
- 2.OSR Charge Rs. 39025.00, Dated : 27.12.2022
- 3.Centage Charge for Land Rs. 300.00, Dated : 02.01.2023
- 4.Centage Charge for Building Rs. 11000.00, Dated : 02.01.2023
- 5.Infrastructure and Amenities Charges Rs.542756.00, Dated : 02.01.2023
- 6.CC Charges Rs. 38746.80, Dated : 02.01.2023
- 7.Security Deposit Charges Rs. 271378.00, Dated : 02.01.2023
- 8.Display Board Charges Rs. 1500.0 , Dated : 02.01.2023
- 9.Shelter Charges - NIL
- 10.Premium FSI Charges Rs. 91000.00, Dated : 02.01.2023.

Copy to

1. Mr.S DEVARAJ

3/15A, Vaiyappamalai Post,
 Marapalai,
 Namakkal - 637 410

- 2.The Chairman,

Tamil Nadu Real Estate Regularity Authority,
 No.1A, CMDA Tower II, 1st Floor,
 Gandhi Irwin Bridge Road, Egmore,
 Chennai - 600 008.

Document certified by R.Rani.

Signed by: Assistant Director
 Location: Erode
 Date: 2023.07.23.15.12.03

JD/DD/AD

District Town & Country Planning Office District

உள்ளூர் திட்டக் குழுவும், ஈரோடு மாநகராட்சி
திட்ட அனுமதி உத்தரவு
(பிரவு 49, நகர் ஊரமைப்பு சட்டம் 1971)

கட்டிட விண்ணப்ப எண் : 056/CP/23-24/0008814 நாள்:15-May-2023
 பி.ஏ எண் : 056/BPA/2023/00416
 கட்டிட அனுமதி எண் : 056/BL/2023/00331
 திட்ட அனுமதி எண் : Z3/134/2023/E1
 மனுதாரர் பெயர் : திரு எஸ் தேவராஜ் த/பெ செங்கோட்டுவேல்
 முகவரி : R S NO-320/2B2,மாருதி நகர் (வடக்கு)(வா-31), திண்டல் & வில்லரசம்பட்டி, திண்டல் & வில்லரசம்பட்டி
 மனுவின் நாள் : 03-May-2023
 நில / கட்டிட விளக்கம் : கட்டிடம் /கூடுதல் கட்டிடம் /புதுப்பித்து கட்டிக்கொள்ள
 தொகுதி : பகுதி :
 கதவு/மனை எண் : - நகரளவுஎண் : 320
 தெரு : மாருதி நகர் (வடக்கு)(வா-31)
 அபிவிருத்திக் கட்டணம் : செலான் நெ: 056/CP/23-24/0011814 நாள் : 13-May-2023
 கட்டணம்: 122500.00

முழுமைத்திட்டத்தில் கண்டுள்ள கட்டுப்பாட்டுக்குட்பட்டு, மேற் காணும் நகரளவு எண் 320, மாருதி நகர் (வடக்கு)(வா-31), திண்டல் & வில்லரசம்பட்டி, திண்டல் & வில்லரசம்பட்டி தெருவில் கட்டிடம் கட்டிக் கொள்ள கீழ்க்கண்ட நிபந்தனைபேரில் 15-May-2023 முதல் 14-May-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,

எஸ் தேவராஜ் த/பெ செங்கோட்டுவேல்
 R S NO-320/2B2,மாருதி நகர் (வடக்கு)(வா-31),
 திண்டல் & வில்லரசம்பட்டி, திண்டல் &
 வில்லரசம்பட்டி



ஆணையாளர்
ஈரோடு மாநகராட்சி
ZONE 03



This Order is electronically generated and does not require signature



ERODE CITY MUNICIPAL CORPORATION**Demand Notice - Building License****Generated Date :08-Jul-2023 12:46:33****To****Demand Notice No : BPP/056/2023/010/0000337**

S DEVARAJ S O SENGOTTUVEL

R S NO-320/2B2,MARUTHI NAGAR (NORTH) (WD-31)

Thindal & Villarasampatti

Thindal & Villarasampatti

Subject : Issue of Demand Notice**Ref** : Service Request Number 056/CP/23-24/0008814, Service Request Date 03/May/2023,

Service Request Name : Building License Request

Village Name : Villarasampatti, Survey Number : 320, Block No : , No of Plots : 0, No of Units : 0, Area in Sqft : 12002.000, Survey Ward Name :

Based on the above Reference, we have screened your application and calculated the Demand as below for following.

S.No	Fee Description	Fee Amount
A	B	C
1	Septic Tank	40.00
2	Water Tank	85.00
3	Borewell	350.00
4	True Copy	350.00
5	Plot Approval charges	450.00
6	Centage Charges	1000.00
7	Compound wall	2500.00
8	Rain Water Harvesting	15000.00
9	Development Charges for Land and Building Payable to CMDA/DTCP	72500.00
10	Development Charge	122500.00
11	Building Licence	235500.00
12	Under Ground Drainage Deposit	243500.00
13	Manual Workers Welfare Fund of TNCWW Board Charge	685500.00
Total		1379275.00

The Mentioned Demand amount has to be paid through CFC/Online Portal.

Commissioner

ERODE CITY MUNICIPAL CORPORATION

Print

ஈரோடு மாநகராட்சி
கட்டிட அனுமதி உத்தரவு

நாள் :15/05/2023

க.வி.எண்:056/CP/23-24/0008814

உ.ஆ.எண்:056/BL/2023/00331

பி.ஏ.எண்:056/BPA/2023/00416

பொருள்: கட்டிட அனுமதி ஈரோடு மாநகராட்சி, கிராமம்:வில்லரசம்பட்டி, நகரளவு எண்: 320, தொகுதி:

பகுதி : , கதவு/மனை எண்:- கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்

பார்வை: எஸ் தேவராஜ் த/பெ செங்கோட்டுவேல் என்பவரது 03/05/2023 ம் தேதிய விண்ணப்பம்

மனையின் பரப்பளவு-12002.000 சதுர அடி

S.No	Build Floor Name	UsageName	Build up Sqft
1	Stilt Floor	RESIDENTIAL	7202.830
2	First Floor	RESIDENTIAL	6245.700
3	Second Floor	RESIDENTIAL	6245.700
4	Third Floor	RESIDENTIAL	6245.700
5	Fourth Floor	RESIDENTIAL	6245.700
6	Fifth Floor	RESIDENTIAL	6245.700
7	Lift and Headroom	RESIDENTIAL	345.090
Total Sqft			38776.420

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு



S.No	கட்டணம்	தொகை
1	கழிவு நீர் சேகரிக்கும் தொட்டி	40.00
2	தண்ணீர் தொட்டி	85.00
3	ஆழ்துளை கிணறு அமைக்க	350.00
4	உண்மை நகல்	350.00
5	மனை அங்கீகரிக்க	450.00
6	Centage Charges	1000.00
7	சுற்றுச்சுவர் கட்டணம்	2500.00
8	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	15000.00
9	Development Charges for Land and Building Payable to CMDA/DTCP	72500.00
10	அபிவிருத்திக் கட்டணம்	122500.00
11	கட்டிட உரிமையாணைக் கட்டணம்	235500.00
12	பாதாள சாக்கடை முன்வைப்புத் தொகை	243500.00
13	தொழிலாளர் நல நிதித் கட்டணம்	685500.00
Total Amount		1379275.00

Receipt No	Receipt Date	Amount		Payment Mode
056/CP/23-24/0011814	13/05/2023	1379275.00		Online
Fees Description 2		DD/Challan No	DD/Challan Date	Amount

உத்தரவு:

2008-ம் ஆண்டின் ஈரோடு மாநகராட்சி சட்டம் 275, 276-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்:வில்லரசம்பட்டி,கதவு/மனை எண்:-, மாருதி நகர் (வடக்கு)(வா-31), திண்டல் & வில்லரசம்பட்டி, திண்டல் & வில்லரசம்பட்டி, தொகுதி: , பகுதி: ,நகரளவு எண்: 320, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கட்டுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்க்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.

கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்க்கண்ட கட்டுப்பாடுகளுக்கு 15/05/2023 தேதியில் இருந்து 14/05/2028 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

எஸ் தேவராஜ் த/பெ செங்கோட்டுவேல்
R S NO-320/2B2,மாருதி நகர் (வடக்கு)(வா-31),
திண்டல் & வில்லரசம்பட்டி, திண்டல் &
வில்லரசம்பட்டி


ஆணையாளர்
ஈரோடு மாநகராட்சி
ZONE 03,



நகல்: இளம் / உதவி பொறியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க

நகல்: வருவாய் உதவியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து

வரிவிதிப்பு எண்ணை தெரிவிக்க

நகல்: வருவாய் பிரிவு எழுத்தர்.





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