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TOWN AND COUNTRY PLANNING DEPARTMENT, SIVAGANGAI DISTRICT

(TECHNICAL CLEARANCE)

From
Tmt. P.G. Manju, M.Plan,
Assistant Director,
District Town and Country Planning Office,
Collectorate Campus,
Sivagangai District,
dtcpsvga@gmail.com
Phone No: 04575 – 240302

To
The Commissioner,
Karaikudi Municipality,
Sivagangai District.

Online Application No.**SWP/BPA/0008558/2023**,Dated:29.03.2023.
Sir,

Sub: The Residential Apartment building (ResidentialBuilding) - District Town and Country planning Office in the land bearing T.S.No. 1150 (Extent - 932.50Sqm) - Ward 3,Block No: 35 at Karaikudi Municipality of KaraikudiTaluk at Sivagangai District issue of - Technical clearance - issued - Regarding.

Ref:
1) Applicants Mr. RAMAN. Online application No: SWP/BPA/0008558/2023, Dated: 29.03.2023
2) G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
3) Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
4) G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
5) G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
6) G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
7) G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
8) G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
9) G.O.53 Housing and Urban Development Department, Dated: 16.04.2018 and G.O.18, Housing and Urban Development Department, Dated: 04.02.2019
10) G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020
11) G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
12) Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
13) Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
14) Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
15) Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
16) Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
17) Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23.04.2022
18) Demand payment Request Letter, Dated: 10.4.2023.
19) Applicant demand remittance letter ,dated:10.04.2023

ORDER

An application seeking Technical Clearancefor the Proposed construction of Residentialapartment (Residential Building) in the land bearing T.S.No.1150 (Extent - 932.50Sqm) - Ward 3, Block No: 35 at Karaikudi Municipality of KaraikudiTaluk at Sivagangai District was received through online portal of this department vide reference first cited above and processed duly following the parameters and procedure laid down in the TamilNadu Combined Development Building Rules, 2019 and the building parameters were observed/assessed as detailed below;

SL.NO.	DESCRIPTION	NON FSI AREA IN SQ.M	FSI AREA IN SQ.M	TOTAL AREA IN SQ.M
1	AREA OF THE STILT FLOOR	486.12	-	486.12
2	AREA OF THE FIRST FLOOR	-	464.36	464.36
3.	AREA OF THE SECOND FLOOR	-	464.36	464.36
4.	AREA OF THE THIRD FLOOR	-	464.36	464.36
5.	AREA OF THE FOURTH FLOOR	-	464.36	464.36
	TOTAL FLOOR AREA	486.12	1857.44	2343.56
SITE AREA = 932.50 SQ.M				
FLOOR SPACE INDEX = 1.992< 2.00				
NO.OF CAR PARKING PROVIDED (INCLUDING PHYSICALLY CHALLENGED PERSON' CAR PARKING) = 16 NOS.				
NO.OF TWO WHEELER PARKING PROVIDED =22 NOS				

Technical Clearance for the Proposed construction of Residential apartment (Residential Building)is hereby conveyed by earmarking the site from "ABCD" and as per Section 47-2(A of Town and Country Planning Act 1971,Building Approval Number as B.P/DTCP (SIVAGANGAI DISTRICT No:04/2023 and Duration of Permission from **20.04.2023** to **19.04.2031**(8Years) has been accorded the following conditions and special conditions.

Conditions:

1. Solar Water Heating system and solar photo voltaic panels shall be installed as earmarked in the plan and as prescribed in Rule 44 of TNCDBR 2019.
2. Vehicle Parking stalls shall be properly earmarked in the site and be utilised for the purpose for which earmarked in the plan.
3. The open spaces shall be retained as earmarked in the plan.
4. No changes in the building for which concurrence conveyed shall be made without the permission of this department.
5. The rain water harvesting system shown in the plan shall be properly installed/constructed and implemented as stipulated in GO Ms. No. 18 and 16 of Municipal Administration and Water Supply Department dated 04-02-2019 &31-01-2020 respectively.
6. Mosquito's nets for the Wells and Over head tanks shall be installed.
7. Fire fighting equipment shall be installed in the appropriated places as prescribed by the Fire and Rescue Services Department.

8. The Prescribed taps shall be installed in the septic tanks as prescribed in the GO Ms. No. 341 of Municipal Administration and Water Supply Department dated 03-11-2004.
9. It is highly encouraged to use Fly ash bricks for the constructions as prescribed by the Environment and Forest Departments.
10. Copy of approved drawings and plans shall be displayed in the site during constructions by installing the display board of size 1200mmx600mm.

Special Condition:

1. Planning Permission/Technical clearance/Concurrence is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning, Act 1971 and its subsequent amendments and the rules made there under and does not cover the structural stability aspects including the safety during the constructions which are covered under the building rules under the Local bodies Act. It shall be the responsibility of the applicant/Developer/Registered professionals to ensure the adequacy of the structures and safety measures during the process of construction.

2. This office has not legally certified the title to the ownership by granting Planning Permission/Technical clearance/Concurrence. Only the entitlement to develop the land by the applicant alone is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer /seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. this office is not the appropriate authority to decide on this.

3. The applicant shall submit Completion report in form 5 along with form 6,7 and 8 Prescribed in Annexure XIV of TNCDBR 2019, to obtain Completion certificate and shall comply all the regulation stipulated in the rule 20 of TNCDBR 2019 in this regard.

The fees / Charges collected from the applicant are as follows:

Scrutiny Fees	-	Rs.5354.00 +Rs.1000 Paid thro'SBI Challan
Centage Charge for Building	-	Rs. 2400.00
Centage for Land	-	Rs.300.00
Infrastructure and Amenities Charges	-	Rs. 349304.00
Security Deposit Charges	-	Rs. 174652.00
Display Board Charges	-	Rs. 1500.00
CC Charges	-	Rs. 26907.50
Flag Day Fund	-	Rs. 3000.00
OSR Charges	-	Not Applicable
Shelter Fund and Premium FSI	-	Not Applicable

Hence, the proceedings of the Technical clearance along with drawings are forwarded herewith. The local authority shall accord permission/approval after collecting requisite fees / charges as applicable and the copy of the approval issued to the applicant shall be forwarded to this office through e-mail id:dtcpsvga@gmail.com for record.

Encl: Building Plan Map

Copy To:

1. Mr.RAMAN
5, PERUMAL STREET,
MUTHUPATINAM 3RD STREET,
Karaikudi,Sivaganga– 630001

2. CHAIR PERSON
TamilNadu Real Estate Regulatory Authority, (TNRERA)
CMDA Tower – II, Ist Floor, No.1A,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

Signature Not Verified
Signed by: Assistant Director
Location.Sivaganga
Date.2023.04.20 14:04:39

காரைக்குடி நகராட்சி
கட்டிட அனுமதி உத்தரவு

நாள் :18/05/2023

க.வி.எண்:111/CP/23-24/0001093 உ.ஆணை:111/DL/2023/00051

பி.ஏ : 111/BPA/2023/00084

பொருள்: கட்டிட அனுமதி காரைக்குடி நகராட்சி, கிராமம்: நகரளவு எண் 1150, தொகுதி: 3, பகுதி : 35, கதவுமனை எண்:T.S.NO-1150 கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்

பார்வை : M.முத்துராமன் சுப்பிரமணியம் S/O முத்துராமன் என்பவரது 04/05/2023 ம் தேதிய விண்ணப்பம்

மனையின் பரப்பளவு-10037.000 சதுர அடி

S.No	Build Floor Name	UsageName	Build up Sqft
1	Stilt Floor	RESIDENTIAL	5232.550
2	First Floor	RESIDENTIAL	4998.330
3	Second Floor	RESIDENTIAL	4998.330
4	Third Floor	RESIDENTIAL	4998.330
5	Fourth Floor	RESIDENTIAL	4998.330
		Total Sqft	25225.870

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை ரூ.
1	ஆழ்துளை கிணறு அமைக்க	1000.00
2	கழிவு நீர் சேகரிக்கும் தொட்டி	1000.00
3	உண்மை நகல்	2000.00
4	மனை அங்கீகரிக்க	2500.00
5	கழிவறை	3500.00
6	கட்டிடம் கழிவுகளை அகற்றுதல்	5000.00
7	குளியலறை	7000.00
8	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	10000.00
9	அபிவிருத்திக் கட்டணம்	14500.00
10	படிகட்டு கட்டுமானம்	15000.00
11	பாதாள சாக்கடை முன்வைப்புத் தொகை	20000.00
12	பொருள் சேகரிப்புக் கட்டணம்	49000.00
13	Security Deposit for Commercial Building	60000.00
14	கட்டிட உரிமையாணைக் கட்டணம்	177000.00
15	தொழிலாளர் நல நிதிக் கட்டணம்	380000.00
	Total Amount	747500.00

Receipt No	Receipt Date	Amount	Payment Mode
111/CP/23-24/0001229	15/05/2023	747500.00	Online

Fees Description 2	DD/Challan No	DD/Challan Date	Amount

உத்தரவு :

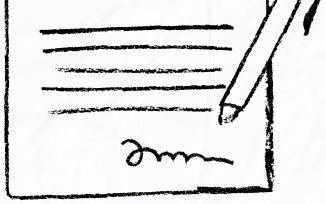
1920-ம் ஆண்டின் தமிழ்நாடு மாவட்ட நகராட்சிகளின் சட்டம் 200, 201-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்:,கதவுமனை எண்:T.S.NO-1150, தாலுகா ஆபிஸ் ரோடு, தாலுகா ஆபிஸ் ரோடு, செக்காலைக்கோட்டை , தொகுதி: 3, பகுதி: 35,நகரளவு எண்: 1150, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.

கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்கண்ட கட்டுபாடுகளுக்கு 18/05/2023 தேதியில் இருந்து 17/05/2028 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

M.முத்துராமன் சுப்பிரமணியம் S/O
முத்துராமன்
TS NO-1150,தாலுகா ஆபிஸ் ரோடு, தாலுகா
ஆபிஸ் ரோடு, செக்காலைக்கோட்டை

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காரைக்குடி நகராட்சி



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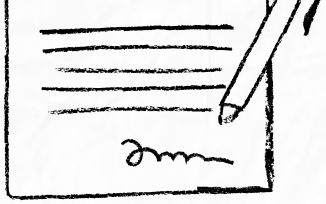
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