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District Town and Country Planning Office

nelveli District/Tirunelveli Local Planning Authority

Proceedings of Joint Director/Member Secretary

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

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Roc.No : SWP/BPA/222464/2024 Date:02.08.2024

Subject: Planning Permission - Residential Building - District Town and Country planning - Tirunelveli District - Tirunelveli Local Planning Area- Tirunelveli City Municipal Corporation - Palayamkottai Taluk – High Ground Detailed Development Plan - V.M.Chatram village - S.F.No-287/3A Part - Palayamkottai Ward - New T.S. Ward - BS, Block No- 06, T.S.No - 3/11 an extent of 1698.32 Sq.m with FSI Area 3160.96 Sqm - Proposed construction of 30 Dwelling Units / Residential Building - Planning Permission issued - forwarded for further action - Reg.

Reference:

1. Applicant Ms.Ruby builder and Ruby Manoharan online application No:SWP/BPA/222464/2024, Dated:13.05.2024.
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.

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. This office letter Roc.No.99/2023TVLD3, dated.24.05.2024 (Addressed to Tirunelveli Corporation).
16. The City Planner, Tirunelveli City Municipal Corporation letter Roc.No.GP1/3775/2024, dated.08.07.2024.
17. Demand Payment Request Letter, Dated.23.07.2024.
18. Ms.Ruby builder and Ruby Manoharan Payment paid through online on.01.08.2024.
19. Tirunelveli Local Planning Authority Resolution No:66

With reference to the 1st Cited letter, applicant has requested for the Planning Permission for the construction of 30 Dwelling units/Residential Building in Tirunelveli District, Tirunelveli Local Planning Area, Tirunelveli City Municipal Corporation, PalayamkottaiTaluk, V.M.chatram village, S.F.No-287/3A Part, Palayamkottai Ward, New T.S. Ward - BS, Block No- 06, T.S.No - 3/11 an extent of 1698.32 Sq.m with FSI Area 3160.96 Sq.m.

In the northern boundary of the Site, there exists a century old cemetery of size 22.30 m X 14.80 m with around 20 numbers of burials and as per TNCDBR 2019, rule 19 annexure -XVII,5(3), clarification was sought from the commissioner of Tirunelveli city municipal corporation regarding provision of piped water supply vide letter no.99/2023/TVLD3 dated 24.05.204.

Vide reference 16th Cited, The City Planner(i/c)/Assistant City Planner , Tirunelveli City Municipal Corporation in letter Roc.No.GP1/3775/2024, dated.08.07.2024, has stated that no ground water shall be tapped from the bore well and piped water supply will be provided to the proposed non high rise residential building by the Tirunelveli corporation from the existing water supply connection from the highways road

. Based on the above, the Site is Demarcated as 'ABCDEFH' with **Planning permission No. PP/BP/TLPA No:SWP/80/2024** is issued for the above proposed non high rise residential building from 02.08.2024 to 01.08.2032 (8 Years). Planning Permission has been issued with the following general and special conditions.

Proposal Details:

Area of Site –1698.32 Sq.m.
FSI Area –3160.96Sq.m.

Building details:30 Dwelling Units/ Residential Building

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 (Parking)	21.36	606.56	627.92
2.	Proposed First Floor (6 Dwelling units)	627.92	-	627.92

3.	**Proposed Second Floor (6 Dwelling units)**	**627.92**	**-**	**627.92**
4.	**Proposed Third Floor (6 Dwelling units)**	**627.92**	**-**	**627.92**
5.	**Proposed Fourth Floor (6 Dwelling units)**	**627.92**	**-**	**627.92**
6.	**Proposed Fifth Floor (6 Dwelling units)**	**627.92**	**-**	**627.92**
7.	**Proposed Head Room**	**--**	**21.36**	**21.36**
	Total	**3160.96**	**627.92**	**3788.88**

$$\text{FSI} = \frac{3160.96}{1698.32}$$

$$= 1.861 < 2.00$$

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.

(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 ofTown and Country Planning Department has not legally certified the title of the ownership bygranting 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 assertownership 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)) Departmentdated : 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 Real Estate (Regulation & Development) Act2016. The promoter hasto advertises, Market, book, sell or offer for sale or invite persons to purchase in any manner any plot, apartmentor building, as the case may be, in any Real Estate project or Part of it only after registering the Real Estateproject 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 planningpermission approved building at the time of Plinth Level itself. After Completion of the buildingworks 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 02.08.2024 to 01.08.2032(8years).
2. Solar Water Heating System should be installed in the proposed 30 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 30 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 30 Dwelling units of Residential Building by his own expenses.
8. The drinking water over head tank, well and Borewell 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.

Fees Details

Charges Paid Details

Description	Amount& Date
1. Development Charges for Land	Rs.3,398//- dt.01.08.2024.
2. Development Charges for Building	Rs.30,000/- dt.01.08.2024.
3. Centage Charge For Land	Rs.300/-dt. 01.08.2024.
4. Centage Charge for Building	Rs.30,000/-dt. 01.08.2024.
5. Infrastructure and Amenities Charges	Rs.5,94,268/-dt. 01.08.2024.

6. Security Deposit Charges	Rs.2,97,134/-dt. 01.08.2024.
7. Completion Certificate Charges	Rs.40,782/- dt. 01.08.2024.
8. Display Board Charges	Rs.1,500/- dt. 01.08.2024.
9. Scrutiny Fees	Rs.10,126/- dt.13.05.2024.
10. Shelter Charges	Rs.11,459/- dt.01.08.2024.

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. Ms.Ruby builder and Ruby Manoharan,
   No: 3UV.swaminathan Street,
   MES Road, Ganapathipuram,
   Thambaram,
   Chennai – 600 059.



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