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(7)

PROCEDDING OF THE DEPUTY DIRECTOR (i/c)

ERODE DISTRICT TOWN AND COUNTRY PLANNING OFFICE

PRESENT : R.RANI B.E.,

ASSISTANT DIRECTOR

Online Building Plan Application - Technical Clearance

Application Number: SWP/BPA/007829/2023

Sir,

Subject : Residential Building - District Town and Country Planning Office - Erode District - Erode Corporation - Erode Taluk - Erode District – Ward - E, Block-21,T.S.No - 2/3 with an extent of 1147.84 Sqm - Proposed R.C.C Roof Residential Building with FSI Area of 3150 Sqm in a Approved Residential Layout - Technical clearance issued - forwarded for further action – Reg.

Reference :

1. Application Reference No. SWP/BPA/007829/2023, Mr.S.K.Senthil Kumar & P.Ashok,Salem on 03.03.2023.
2. G.O. Ms. No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
3. G.O. Ms. No.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
4. G.O. Ms. No.86, Housing and Urban Development Department, Dated: 28.03.2012
5. G.O. Ms. No.85, Housing and Urban Development Department, Dated: 16.05.2017
6. G.O. Ms. No.01, Housing and Urban Development Department, Dated: 05.01.2021
7. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009.
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. 12201/2017/PA1, Dated:22-09-2017.
10. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated:14-12-2017.
11. G.O. Ms. No.166, Housing and Urban Development Department, Dated: 23.11.2018.
12. Circular from the Director of Town and Country Planning, Roc No. 4367/2019/BA2, Dated:14.08.2021
13. Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated:23.04.2022
14. G.O. Ms. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

For CHOLA RANK TOWERS

Managing Partner.

For CHOLA RANK TOWERS

Managing Partner.

15. Demand for paying the fee issued to applicant on 28.04.2023
16. Fee paid details received from Applicant on 30.05.2023
17. Director of Town and Country Planning Proceeding RoC.No.29567/99/LA3,date:07.12.2001.

Order

With reference to the 1st Cited letter, applicant has requested for the approval of Commercial Building at District Town and Country Planning Office Erode District, Erode Corporation, Erode Taluk, Ward - E, Block-21, T.S.No - 2/3 with an extent of 1147.84 Sqm in a Residential Layout approved vide Director of Town and Country Planning cited in the reference 17 and numbered as Ma.Va / Na.Vu.E. No. 310/2001. The boundary of the site has been marked as "A To F" and Approval for the site issued and numbered as SWP/DTCP/Erode/Site Approval No.230/2023. The Technical Clearance for the Proposed R.C.C Roof Residential Building with FSI Area of 3150.00 Sqm in the site has been issued and numbered as SWP/DTCP/ELPA/Planning Permission No.23/2023 with the validity from 31-05-2023 to 30-05-2031 (8 Years).

Proposal Details

As per Document - 1147.84 Sq.m
per Patta - 1151.84 Sq.m
Super Imposed Area - 1149.22 Sqm

Building details

S. No	Description	FSI Area (Sqm)	Non FSI Area (Sqm)	Total Buildup Area (Sqm)
1.	Stilt Floor		682.65	682.65
2.	Ground Floor	630	52.65	682.65
3.	First Floor	630	52.65	682.65
4.	Second Floor	630	52.65	682.65
5.	Third Floor	630	52.65	682.65
6.	Forth Floor	630	52.65	682.65
7.	Terrace Floor		40.57	40.57
	Total	3150.00	986.47	4136.47

FSI = 3150.00/1149.22 = 2.74< 2.0

The Technical Clearance issued with the following General and Special Conditions:

For CHOLA RANK TOWERS
Managing Partner

For CHOLA RANK TOWERS
Managing Partner

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled 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 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 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. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure the at Development shall be structurally sound and adequate safety measures are taken during the process of construction.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant 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.
7. 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.

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8. "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) Act 2016. 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.

9. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11 Limitations of permission: 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 Register 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 building services and amenities the construction of building.
   f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This Technical Clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971(Section 47–A).
2. After the Technical Clearance issued by Assistant Director, District Town and Country Planning Office, Erode District.
   i. If the details given by the applicant is found to be false(or)
   ii. If the applicant fails to follow the rules and Norms, the Director of Town and Country planning concern can cancel or revise the planning permission issued.

For CHOLA RANK TOWERS
Managing Partner.

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3. 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.
4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. No additions / alterations to be made without necessary permission of this office. Incase any alterations required proper revised approval should be obtained.
6. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
7. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
8. Mosquito netting to be provided at Over Head Tank and well.
9. As per GO No 341, Municipal Administration and Water Supply Department, dated 03.11.2004 "U" Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.
11. As per G.O. No.18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
12. In case the documents submitted for approval found fake the Planning Permission would be cancelled without intimation to the applicant.
13. 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.
14. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by Assistant Director, District Town and Country planning Office, Erode District. if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
15. Government Registered Electrical Contractor must be employed for wiring works during construction.
16. The installation of closed-circuit television units in Public Buildings shall be in accordance with Annexure XXI of TNCDBR - 2019 rules

For CHOLA RANK TOWERS

S.b Senthilkumar

Managing Partner.

For CHOLA RANK TOWERS

Managing Partner.

Sl. No.	Charges		Amount in Rupees
1.	Scrutiny Fees		14278/-
2.	Centage Charges	For Building	25000/-
3.		For Land	300/-
4.	Development Charges	For Building	51875/-
5.		For Land	5800/-
6.	Infrastructure and Amenities charges		594080/-
7.	Security Deposit Charges		297040/-
8.	CC Charges		44667/-
9.	Premium FSI		9204075/-
10.	Display Board		1500/-
11	O.S.R Charges		Not applicable.(since the proposed site is located in the Approved Residential Layout approved vide Director of Town and Country Planning cited in the reference 17 and numbered as Ma.Va/Na.Vu.E No.310/2001

Deputy Director(i/c),
District Town and Country Planning Office,
Erode District.

To
The Commissioner,
Erode Corporation,
Erode Taluk,
Erode District.

Copy to
1) Thiru. S K.Senthil Kumar &
P.ASHOK,45/36A,
Vengatesapuram Extn,
Kumarasamippatty,
Salem - 636007.

For CHOLA RANK TOWERS
S.K. Senthil Kumar
Managing Partner.

For CHOLA RANK TOWERS
Managing Partner.

2) The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600008.

For CHOLA RANK TOWERS

Managing Partner.

For CHOLA RANK TOWERS

Managing Partner.

Document certified by R.Rani.

Signed by: Assistant Director
Location:Erode
Date:2023.05.31 18:12:02



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