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DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/3/23 9:28 PM

From:

Joint Director / Deputy Director / Assistant

Kajamalai Main Road,
Kajamalai,
Tiruchirappalli – 620 023.

TO:

Mrs.Zehrajabeen and others
Door No: 65&65/1, Officers'colony, Renganathapuram
Puthur, Trichy-620017

Online Application Number: SWP/BPA/003093/2022

Submitted Date : -

Sir,

Subject: Building - District Town and country Planning Office -Tiruchirappalli District / city corporation, K.Abishekapuram Zone(zone- v) at officers colony, renganathapuram, Puthur,Ward-Y, (old ward - E) Block No.13, T S No.47/1,2,3,4 and 47/5 site extent of 1091.00.Sq.m.The FSI Area of the building is 2059.52 sq.m-Toconstruct a Affordable Residential apartment building(stilt+ 4floors) planning permission Order issued - reg

Reference:
1) Applicant , Mrs.Zehrajabeen and others their SWP Application No. SWP/BPA/003093/2022, dated-20.11.2022,
scrutiny reference no; 9MXWNBP8
2) This office letter dated.10.12.2022 (to the Applicant fee requested)
3) Date of receipt of payment from Applicant 15.12.2022
4) G.O.No.138, Department of Housing and Urban Development Dated 04.6.2004.
5) G.O.No. 86 Housing and Urban Development Department Dated 28.03.2012
6) G.O.No. 85, Housing and Urban Development Department Dated 16.05.2017
7) G.O.No.1, Department of Housing and Urban Development Date 05.01.2021
8) G.O.No.18, and 16 Municipal Administration and Water Supply Department Dated 4.2.2019 and 31.01.2020
9) Circular of Commissioner of DTCP, Chennai NO.4367/2019 PA2 dated 7.3.2019 and 14.3.2019
10) Circular of Commissioner of DTCP, Chennai NO.7486/2009 PA2 dated 16.04.2009
11) Circular of Commissioner of DTCP, Chennai NO.21075/2009/PA1 dated 27.06.2012
12) Circular of Commissioner of DTCP, Chennai NO.12201/2017/PA1 dated 22.09.2017
13) Circular of Commissioner of DTCP, Chennai N.K.No.14227/2017/ CP dated 14.12.2017
14) Circular of Commissioner of DTCP, Chennai Letter Na.Ka. No. : 4367/2019/ BA2, Dated : 06.11.2019 and14.08.2021
15) Director of DTCP, Chennai, Power Delegation Circular ROC No. 7963/2022/K1, dt.23.04.2022
16) G.O.No.19, Department of Housing and Urban Development UD4(1)Date 02.03.2022

Body of the letter:

ORDER:
Tiruchirappalli District / city corporation, K.Abishekapuram Zone(zone -v),at officers colony, Renganathapuram, Puthur,,Ward-Y, (old ward -E)Block No.13, T S No.47/1,2,3,4 and47/5 site extent of 1091.00.Sq.m.The FSI Area of the building is 2059.52 sq.m-To construct a Affordable Residential apartment building(stilt+ 4floors) planning permission .Site Approval under earmarked“ABCD” with Building
Plan Planning Permission No:.
PP / JD-DTCP(TD).NO:. 01 / 2023,

Details of the proposed building are as follows
1. stilt floor (Non FSI area) =548.35sqm
2). First Floor - FSI area = 514.88 sqm
3). second Floor- FSI area =514.88 sqm
4). Third Floor - FSI area =514.88 sqm
5). Fourth Floor - FSI area =514.88 sqm
6).Head Room (Non FSI area) =26.58 Sqm.
Total built up Area = 2634.45 Sqm.
FSI = 1.88<2.0
The planning permit Expires on-02.01.2031

Special Conditions:
1) Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 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.
2) It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
3) On the clearance certificate obtained from Central State Govt All the mentioned conditions must be followed.
4) “Urban Development Department legal technical permission/plan permission
Land title in the name of the applicant by providing Not confirmed. For grant of technical clearance
Among the documents previously submitted with the applicant's application(Sale Deed, lease deed, bond, grant, public authority deed and so on) whether the applicant is entitled to development only checked. thereby to the applicant as a first step ,It is seen whether there is a right to develop.“Any person who wishes to purchase the property, to the applicant The ownership of the property should be confirmed separately.And if any other individual claims over it. It can be resolved before a court of competent jurisdiction.The Department of Urban Development is not the appropriate body to decide this.
5) The location of constructions is visible to the general public as per development control rules on the board(FSI), openings (setback), parking and so on
6) The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.6.2017 have approved the Tamil Nadu Real Estate (Regulation and Development) 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

Conditions
1) Solar Water heating system for proposed building construction should be set up.
2) Parking area as intended in the map should be used for purpose.
3) The openings shown on the plot shall be positioned accordingly
4) Any deviation in the building contrary to the currently approved drawing
Do not change. If making changes Prior permission of this authority should be obtained.
5) Rainwater harvesting facilities as shown in the map, G.O No.18, and 16, Municipal
Administration and Water
Supply Department Dated. To be implemented in the building as on 04.02.2019 and 31.01.2020.
6) Sewage from the proposed building through private vehicles Evacuation, protected drinking water facility for beneficiaries and others Water facility as required by the petitioner at his own cost should be done.
7) For drinking water overhead tank and well located in the plot Mosquito repellent should be installed.
8) Fire prevention as required by law in the proposed construction and Fire extinguishers should be installed.
9) G.O.No.341, Department of Municipal Administration and Drinking Water Supply (N.N.1). As on 3.11.04 U trap should be installed in septic tank.
10) proposed building as per notification of Environment and Forest Department Fly Ash bricks and materials should be used.
11) Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974 Due permission should be obtained regarding evacuation.
12) G.O.No.17, Department of Housing and Urban Development dated 5.2.2016- At a minimum of 10 cm per kilowatt of electricity as per1/3 of the upper floor area to be set up with Solar Photo Voltaic Panels At a minimum of 10 cm per kilowatt of electricity as per 1/3 of the upper floor area to be set up with Solar Photo Voltaic Panels
13) As per G.O.No.79, Department of Housing and Urban Development dated 4.5.2017 in non planning area has been requested to collect Rs.1000 as scrutiny fees for each plot. And under rule No:9 concerned local body should collect the 3% market Value for Land Conversion Charges before issuing the final Approval
Head of Account
0217 Urban development – 60 Other development Schemes – 800 Other Receipts – AS Receipts under Land use Conversion Charges – 27 Non taxation fees – 09 Collections
(DPC: 0217-60-800-AS-22709)

The following fees are paid by the Applicant to the appropriate Government account head
1) Scrutiny Fee Rs. 6905/- Dt. 20.11.2022
2) Security Deposit Rs.194580.00 /- Dt.15.12.2022
3) Display Board fee Rs. 1500.00 /- Dt. 15.12.2022
4) Centage Charge Rs.3000.00 /-Dt. 15.12.2022
5) Infrastructure and Amenities Charges- Rs. 389160.00 /-Dt.15.12.2022
6). Development charge- Rs.15432.00 /-Dt.15.12.2022
7). completion certificate charge Rs. 28521.95/- Dt.15.12.2022

Copy To,
1).The commisioner,
Tiruchirappalli corporation,
Tiruchirappalli.
2). The chairperson,
RERA,
CHENNAI.

JD/DD/AD
District Town & Country Planning Office District



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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