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DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/14/23 1:35 PM

From:

Joint Director / Deputy Director / Assistant

Kajamalai Main Road,
Kajamalai,
Tiruchirappalli – 620 023.

TO:

Thiru. H. Fahd Habibullah,
No.112, Craw Ford,
Edmalaipattipudur,
Tiruchirappalli – 620 012.

Online Application Number: SWP/BPA/003523/2022

Submitted Date : -

Sir,

Subject: Building - District Town and country Planning Office -Tiruchirappalli District / city corporation, Plot No: 31, Door No: 112 - T.S.No:27 - Ward: AK - Block :4, Crawford Colony Main Road, Crawford - K.Abhishekapuram Village – Ponmalai Zone - Tiruchirappalli City Corporation, Tiruchirappalli District, total site extent of 596.85 sq.m. FSI Area of the building is 1472.65 sq.m - To construct a Proposed Affordable Residential Apartment Building - Planning Permission Order issued - reg.

Reference:
1. Applicant Thiru. H. Fahd Habibullah, SWP Application No.SWP/BPA/003473/2022 & Scrutiny Reference – LUDOAESJ, dated: 03.12.2022.
2. This office Demand Raised letter dated: 23.01.2023.
3. Date of receipt of payment from Applicant 07.02.2023.
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 and 14.08.2021
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:
The Construction of Affordable Residential Apartment Building at Plot No: 31, Door No: 112, T.S.No:27, Ward: AK, Block :4, Crawford Colony Main Road, Crawford, K.Abhishekapuram Village, Ponmalai Zone, Tiruchirappalli City Corporation, Tiruchirappalli District, total site extent of 596.85 sq.m is approved in the site plan earmarked as "ABCD" and Planning Permission No: PP/JD-DTCP(TD).No: 32/2023.

Details of the proposed building are as follows

1. Stilt floor (Non FSI) - 281.51 sq.mts
   Stilt floor (FSI) - 24.00 sq.mts
2. First Floor (FSI) - 289.73 sq.mts
3. Second Floor (FSI) - 289.73 sq.mts
4. Third Floor (FSI) - 289.73 sq.mts
5. Fourth Floor (FSI) - 289.73 sq.mts
6. Fifth Floor (FSI) - 289.73 sq.mts
7. Head Room (Non FSI) - 21.40 sq.mts

Total FSI Area - 1472.65 sq.mts
Total Build up Area – 1775.56 sq.mts
FSI = 2.467 < 2.6

The planning permit valid for 8 years Expires on - 13.02.2031

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. All the mentioned conditions must be followed as per the State and Central Government on their clearance certificate
4. "Town and Country planning Department gives technical clearance /planning permission based on the document (Sale Deed, lease deed, bond, grant, public authority deed and so on). and revenue records furnished by the applicant, checking only the applicant entitled to development. Not conforming the ownership of the property. The purchaser should check the ownership of the property should be confirmed separately, and if any other individual claims over it can be resolved before a court of competent jurisdiction. Town and Country planning Department is not the appropriate body to decide this.
5. The approved drawing copy will be kept in constructions site visible to the general public in display board as per Tamil Nadu Combined Development and Building Rules -2019.
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

7. The building must use for same purpose for which the approval obtained. If used other thanthe approved use, the planning permission deemed to be cancelled, action will be initiate under 56 and 57 of Town and Country Planning Act -1971 without prior notice, considered as unauthorized construction.

Conditions
1. Solar Water heating system should be provided in the proposed building.
2. Parking area as intended in the drawing should be used for same purpose.
3. The open areas shown on the drawing should be kept open as on.
4. No deviation permitted in the building contrary to the currently approved drawing.If making any changes Prior permission of this authority should obtained.

5. Rainwater harvesting facilities to be implemented in the building as shown in the approved drawing as per G.O No.18, and 16, Municipal Administration and Water Supply Department Dated. 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 should be done by the petitioner at his own cost.
7. Mosquito repellent should be installed for drinking water overhead tank and well located in the site.
8. Fire extinguishers should be installed as required by law in the proposed construction.
9. "U" trap should be provided in septic tank as per G.O.No.341, Municipal Administration and Water Supply (N.N.1) Department. Dated: 3.11.04.
10. Fly ash bricks and materials should be used for construction as per notification of Environment and Forest Department
11. Prior permission should be obtained for Sewage evacuation under section 25 of the Tamil Nadu Pollution Control Board Act 1974.
12. As per G.O.No.17, Department of Housing and Urban Development dated 5.2.2016-Solar Photo Voltaic Panels must be provided in 1/3 area of the Terrace floor, at the rate minimum10Sq.m for 1K.W
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 – 227
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. 3986.00, Dt: 03.12.2022
2. Centage Charge for Land Rs.300.00, Dt: 30.01.2023
3. Centage Charge for Building Rs.2700.00, Dt: 30.01.2023
4. Infrastructure and Amenities Charge Rs. 279180.00, Dt: 30.01.2023
5. Security Deposit Rs. 139590.00, Dt: 30.01.2023
6. Completion Certificate Charge Rs. 19912.00 Dt: 30.01.2023
7. Display Board Charge Rs. 1500.00, Dt: 30.01.2023
8. Development Charge for Land Rs. 915.00, Dt: 30.01.2023
9. Development Charge for Building Rs. 9250.00, Dt: 30.01.2023

Document certified by Barath S S.

Signed by: Joint Director
Location: Tiruchirappalli
Date: 2023.02.14 13:05:39

E.signed
Joint Director/Member Secretary, (F.A.C).,
District Town and Country planning office
Tiruchirappalli District.

Copy To,
1).The commisioner,
Tiruchirappalli corporation,
Tiruchirappallli

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.

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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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