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PROCEEDINGS OF THE ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY PLANNING OFFICE, SALEM

PRESENT: R.PREETHKUMAR B.E.,

ASSISTANT DIRECTOR (I/C)

ONLINE BUILDING PLAN APPLICATION – PLANNING PERMISSION

Application No : SWP/BPA/008675/2023 **Dated:12.01.2024**

Sir/Madam,

Subject: **Residential Building** – Office of the District Town and Country Planning, Salem District – Salem Taluk – Kannankurichi Village and town Panchayat – S.F.Nos. 9/1B, 10/2A1B and 13/1A – Site area of 36205.00 sqm – 43 Blocks– FSI area of 13160.65sqm was Already approved– Now additional construction and revised to already approved– Totally Revised and additional FSI area: 31030.72sqm– Planning Permission issued – forwarded for further action – Regarding.

Ref:

1. Applicant M/s.Naaval Properties and developers LLP, Represented by its Designated partner Mrs.Premalatha, Online Application Reference No. SWP/BPA/008675/2023, Dated: 04.04.2023.
2. Assistant Director/ Member Secretary, Salem LPA, District Town and Country Planning Office, Salem Inspection Report of Online Application No. SWP/BPA/008675/2023, Dated:06.04.2023.
3. Director of Town and Country Planning, Chennai, Proceeding Roc No:24229/21/TCP4, Dated:12.01.2022 (Technical Concurrence No: 03/2022)
4. Member Secretary, Salem LPA Proceeding Roc No:3213/21/Slpa, Dated:18.03.2022, (Planning Permission No:17/2022)
5. The Executive Officer, Kannakurichi Town Panchayatl Salem vide Letter Roc No115.2022I Dated30.05.2022. (Building Permission No: 20/2022–2023).
6. District Fire & Rescue Services, Salem District, Fire Noc No: 4027/E1/2023, Dated:28.03.2023.

7. Proceeding of the Director of Town and Country Planning, Chennai vide online Application No: SWP/BPA/0008675/2023/TCP4, Dated: 16.05.2023.

8. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.4367/2019/BA2, Dated: 05.02.2020, 14.08.2021 & 11.10.2021

9. Circular from the Director of Town and Country Planning vide letter Roc No. 7963/2022/K2, Dated:23.04.2022.

10. Circular from the Director of Town and Country Planning vide letter Roc No.9611/203-TCP5,Dated:25.04.2023.

11. Circular from the Director of Town and Country Planning vide letter Roc No:7963/2022/ K2, Dated:11.04.2023

12. Circular from the Director of Town and Country Planning vide letter Roc No.19093/2022TCP5,Dated: 20.4.2023

13. G.O.Ms.No:138, Housing and Urban Development Department, Dated:04.06.2004.

14. G.O.Ms.No:86, Housing and Urban Development Department, Dated:28.03.2012.

15. G.O.Ms.No:85, Housing and Urban Development Department, Dated: 16.05.2017.

16. G.O.Ms.No:01, Housing and Urban Development Department, Dated: 05.01.2021.

17. G.O.Ms.No:53, Housing and Urban Development Department, Dated: 16.04.2018

18. G.O Ms No 18, Municipal Administration and Water Supply Department, Dated: 04.02.2019

19. G.O Ms No 16, Municipal Administration and Water Supply Department, Dated: 31.01.2020.

20. G.O Ms No 51,Municipal Administration and Water Supply Department, Dated: 11.05.2020.

21. G.O.Ms.No:18, Housing and Urban Development Department, Dated: 04.02.2019.

22. G.O.Ms.No:54, Housing and Urban Development Department, Dated: 12.03.2020.

23. Circular from the Director of Town and Country Planning vide letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
24. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/BA1, Dated: 27.08.2012.
25. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.12201/2017/BA1, dt:22.09.2017.
26. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/Spl.Cell, Dated:14. 12.2017.
27. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14063/2020/Spl.Cell,Dated:13.10.2020.
28. Assistant Director/ Member Secretary, Salem LPA, District Town and Country Planning Office, Salem vide Letter Roc No: 2485/2023/SD1, Dated:24.07.2023.(OSR Hand-over Letter)
29. Applicant M/s.Naaval Properties and developers LLP, Represented by its Designated partner Mrs.Premalatha, Online Application Reference No.SWP/BPA/0008675/2023 (Gift Deed on Local Body (Kannakurichi Panchayat, Salem Panchayat Union) No: 5345/2023, Dated:21.12.2023.
30. Member Secretary, State Level Environment impact Assessment Authority, Tamil Nadu vide Letter No:SEIAA-TN/F.No.10282/EC/ 8(a)/984/2023, Dated:30.10.2023.
31. Online Demand payment Request Letter, Dated:07.06.2023.
32. Applicant M/s.Naaval Properties and developers LLP, Represented by its Designated partner Mrs.Premalatha, Online Application Reference No.SWP/BPA/0008675/2023, Demand Remittance letter, Dated: 03.07.2023.

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The application seeking technical clearance for the proposed of **Residential Building** with an FSI area 13160.65 Sq.m in the land with an extent of 36205.00 Sq.m bearing S.F.Nos: 9/1B, 10/2A1B and 13/1A in Kannakurichi Village, Salem Taluk, Salem District was processed as per rules prevailing after perusing the records and conducting inspection.

The Application was processed and securitized as per the preventing rules and regularization, records perused and site inspection was conducted with the reference to

the letter 4th cited, the site has been marked as A to Q and the site Approval No:15/2022 and Planning Permission No:17/2022.

The Assistant Director/Member Secretary of District Town and Country Planning Office, Salem had forwarded the proposal along with site inspection remarks and recommendations to Director of Town and Country Planning, Chennai vide reference 2nd cited above for issue of Technical Concurrence.

The Continuation to that, with reference to the letter 7th cited Technical concurrence for the Residential Building has been issued by the Director on 16.05.2023. The Technical Clearance for the Residential Building is issued given by Director of Town and Country Planning, Chennai Order No:SWP/BPA/008675/2023, Dated: 16.05.2023 under the following Special and General Conditions.

With references to the letter 7th cited the boundary of the site has been marked "A To Q" and approval for the site issued and numbered as **B.P/DTCP No:165/2023**. The Technical Concurrence for the Proposed Construction of FSI Area of **31030.72 Sq.m.**

With the reference to the letter 31st cited, Demand was raised against the applicant on 07.06.2023. The Applicant remitted the required and submitted the remittance Letter to this office on 03.07.2023.

The area statement for the Proposed Residential Building is as below. Area of Site 36205.00 sq.m

REVISED AND PROPOSED ADDITIONAL BUILDING AREA DETAILS

AREA DETAILS				
BLOCK NO	**DESCRIPTION**	**FSI AREA**	**NON FSI AREA (Deduction)**	**TOTAL BUILD UP AREA**
1	GROUND FLOOR	299.46	–	299.46
	FIRST FLOOR	198.63	–	198.63
	TERRACE FLOOR – (HEADROOM)	–	25.25	25.25
	Sub Total	**498.09**	**25.25**	**523.34**
	GROUND FLOOR	275.37	–	275.37

2	FIRST FLOOR	243.36	–	243.36
	TERRACE FLOOR– (HEADROOM)	–	25.26	25.26
	Sub Total	**518.73**	**25.26**	**543.99**
3	GROUND FLOOR	257.60	–	257.60
	FIRST FLOOR	211.00	–	211.00
	TERRACE FLOOR– (HEADROOM)	–	25.26	25.26
	Sub Total	**468.60**	**25.26**	**493.86**
4	GROUNDFLOOR	273.05	–	273.05
	FIRSTFLOOR	211.03	–	211.03
	TERRACEFLOOR (HEAD ROOM)	–	25.26	25.26
	Sub Total	**484.08**	**25.26**	**509.34**
5	GROUNDFLOOR	296.54	–	296.54
	FIRSTFLOOR	225.67	–	225.67
	TERRACEFLOOR (HEAD ROOM)	–	19.89	19.89
	Sub Total	**522.21**	**19.89**	**542.10**
6	GROUNDFLOOR	284.76	–	284.76
	FIRSTFLOOR	269.99	–	269.99
	TERRACEFLOOR (HEAD ROOM)	–	24.61	24.61
	Sub Total	**554.75**	**24.61**	**579.36**
7	GROUNDFLOOR	284.76	–	284.76
	FIRSTFLOOR	269.99	–	269.99
	TERRACEFLOOR (HEAD ROOM)	–	24.61	24.61
	Sub Total	**554.75**	**24.61**	**579.36**
	GROUNDFLOOR	325.42	–	325.42

8	FIRSTFLOOR	275.25	–	275.25
	TERRACEFLOOR (HEAD ROOM)	–	17.48	17.48
	Sub Total	**600.67**	**17.48**	**618.15**
9	GROUNDFLOOR	313.51	–	313.51
	Sub Total	**313.51**		**313.51**
10	GROUNDFLOOR	100.09	–	100.09
	FIRSTFLOOR	100.10	–	100.10
	TERRACEFLOOR (HEAD ROOM)	–	18.70	18.70
	Sub Total	**200.19**	**18.70**	**218.89**
11	GROUNDFLOOR	100.08	–	100.08
	FIRSTFLOOR	100.10	–	100.10
	TERRACEFLOOR (HEAD ROOM)	–	18.70	18.70
	Sub Total	**200.18**	**18.70**	**218.88**
12	GROUNDFLOOR	220.57	–	220.57
	FIRSTFLOOR	131.41	–	131.41
	TERRACEFLOOR (HEAD ROOM)	–	27.36	27.36
	Sub Total	**351.98**	**27.36**	**379.34**
13	GROUNDFLOOR	169.44	–	169.44
	FIRSTFLOOR	144.34	–	144.34
	TERRACE FLOOR–HEADROOM	–	9.99	9.99
	Sub Total	**313.78**	**9.99**	**323.77**
14	GROUNDFLOOR	182.20	–	182.20
	FIRSTFLOOR	163.28	–	163.28
	TERRACEFLOOR (HEAD ROOM)	–	9.99	9.99

	Sub Total	**345.48**	**9.99**	**355.47**
15	GROUNDFLOOR	489.45	–	489.45
	FIRSTFLOOR	392.49	–	392.49
	SECONDFLOOR	392.49	–	392.49
	THIRDFLOOR	392.49	–	392.49
	TERRACEFLOOR (HEAD ROOM)	–	15.12	15.12
	Sub Total	**1666.92**	**15.12**	**1682.04**
16	GROUNDFLOOR	119.47	–	119.47
	FIRSTFLOOR	77.87	–	77.87
	TERRACEFLOOR (HEAD ROOM)	–	27.37	27.37
	Sub Total	**197.34**	**27.37**	**224.71**
17	GROUNDFLOOR	100.09	–	100.09
	FIRSTFLOOR	100.09	–	100.09
	TERRACEFLOOR (HEAD ROOM)	–	18.70	18.70
	Sub Total	**200.18**	**18.70**	**218.88**
18	GROUNDFLOOR	100.09	–	100.09
	FIRSTFLOOR	100.09	–	100.09
	TERRACEFLOOR (HEAD ROOM)	–	18.70	18.70
	Sub Total	**200.18**	**18.70**	**218.88**
19	GROUNDFLOOR	179.86	–	179.86
	FIRSTFLOOR	148.31	–	148.31
	TERRACEFLOOR (HEAD ROOM)	–	17.07	17.07
	Sub Total	**328.17**	**17.07**	**345.24**
	GROUNDFLOOR	119.47	–	119.47

20	FIRSTFLOOR	77.87	–	77.87
	TERRACEFLOOR (HEAD ROOM)	–	27.37	27.37
	Sub Total	**197.34**	**27.37**	**224.71**
21	GROUNDFLOOR	119.47	–	119.47
	FIRSTFLOOR	77.87	–	77.87
	TERRACEFLOOR (HEAD ROOM)	–	27.37	27.37
	Sub Total	**197.34**	**27.37**	**224.71**
22	GROUNDFLOOR	152.76	–	152.76
	FIRSTFLOOR	125.71	–	125.71
	TERRACEFLOOR (HEAD ROOM)	–	17.77	17.77
	Sub Total	**278.47**	**17.77**	**296.24**
23	GROUNDFLOOR	156.49	–	156.49
	FIRSTFLOOR	129.65	–	129.65
	TERRACEFLOOR (HEAD ROOM)	–	19.92	19.92
	Sub Total	**286.14**	**19.92**	**306.06**
24	GROUNDFLOOR	234.79	–	234.79
	FIRSTFLOOR	222.48	–	222.48
	TERRACEFLOOR (HEAD ROOM)	–	34.01	34.01
	Sub Total	**457.27**	**34.01**	**491.28**
25	GROUNDFLOOR	194.73	–	194.73
	FIRSTFLOOR	162.25	–	162.25
	TERRACEFLOOR (HEAD ROOM)	–	36.77	36.77
	Sub Total	**356.98**	**36.77**	**393.75**
	GROUNDFLOOR	204.96	–	204.96

26	FIRSTFLOOR	158.45	–	158.45
	TERRACEFLOOR (HEAD ROOM)	–	27.36	27.36
	Sub Total	**363.41**	**27.36**	**390.77**
27	GROUNDFLOOR	204.99	–	204.99
	FIRSTFLOOR	129.68	–	129.68
	TERRACEFLOOR (HEAD ROOM)	–	27.36	27.36
	Sub Total	**334.67**	**27.36**	**362.03**
28	GROUNDFLOOR	204.62	–	204.62
	FIRSTFLOOR	158.45	–	158.45
	TERRACEFLOOR (HEAD ROOM)	–	27.39	27.39
	Sub Total	**363.07**	**27.39**	**390.46**
29	GROUNDFLOOR	199.56	–	199.56
	FIRSTFLOOR	174.92	–	174.92
	TERRACEFLOOR (HEAD ROOM)	–	24.95	24.95
	Sub Total	**374.48**	**24.95**	**399.43**
30	GROUNDFLOOR	189.07	–	189.07
	FIRSTFLOOR	158.45	–	158.45
	TERRACEFLOOR (HEAD ROOM)	–	25.05	25.05
	Sub Total	**347.52**	**25.05**	**372.57**
31	GROUNDFLOOR	189.07	–	189.07
	FIRSTFLOOR	128.75	–	128.75
	TERRACEFLOOR (HEAD ROOM)	–	27.36	27.36
	Sub Total	**317.82**	**27.36**	**345.18**

32	GROUNDFLOOR	189.07	–	189.07
	FIRSTFLOOR	150.03	–	150.03
	TERRACEFLOOR (HEAD ROOM)	–	27.42	27.42
	Sub Total	**339.10**	**27.42**	**366.52**
33	GROUNDFLOOR	189.07	–	189.07
	FIRSTFLOOR	129.17	–	129.17
	TERRACEFLOOR (HEAD ROOM)	–	27.36	27.36
	Sub Total	**318.24**	**27.36**	**345.60**
34	GROUNDFLOOR	197.17	–	197.17
	FIRSTFLOOR	186.73	–	186.73
	TERRACEFLOOR (HEAD ROOM)	–	28.45	28.45
	Sub Total	**383.90**	**28.45**	**412.35**
35	GROUNDFLOOR	218.20	–	218.20
	FIRSTFLOOR	197.75	–	197.75
	TERRACEFLOOR (HEAD ROOM)	–	27.42	27.42
	Sub Total	**415.95**	**27.42**	**443.37**
36	GROUNDFLOOR	131.78	–	131.78
	FIRSTFLOOR	110.04	–	110.04
	TERRACEFLOOR (HEAD ROOM)	–	18.70	18.70
	Sub Total	**241.82**	**18.70**	**260.52**
37	GROUNDFLOOR	131.78	–	131.78
	FIRSTFLOOR	110.04	–	110.04
	TERRACEFLOOR (HEAD ROOM)	–	18.70	18.70

		241.82	**18.70**	**260.52**
38	GROUNDFLOOR– PLINTHAERA	134.07	–	134.07
	FIRSTFLOOR	116.35	–	116.35
	TERRACEFLOOR (HEAD ROOM)	–	19.71	19.71
	Sub Total	**250.42**	**19.71**	**270.13**
39	GROUNDFLOOR	223.65	–	223.65
	FIRSTFLOOR	186.74	–	186.74
	TERRACEFLOOR (HEAD ROOM)	–	28.45	28.45
	Sub Total	**410.39**	**28.45**	**438.84**
40	GROUNDFLOOR	197.54	–	197.54
	FIRSTFLOOR	171.73	–	171.73
	TERRACE FLOOR (HEAD ROOM)	–	15.11	15.11
	Sub Total	**369.27**	**15.11**	**384.38**
41	GROUNDFLOOR	192.90	–	192.90
	FIRSTFLOOR	143.65	–	143.65
	TERRACE FLOOR (HEAD ROOM)	–	14.62	14.62
	Sub Total	**336.55**	**14.62**	**351.17**
42	GROUNDFLOOR	192.87	–	192.87
	FIRSTFLOOR	143.65	–	143.65
	TERRACE FLOOR (HEAD ROOM)	–	14.62	14.62
	Sub Total	**336.52**	**14.62**	**351.14**
43	GROUNDFLOOR	192.87	–	192.87
	FIRSTFLOOR	143.65	–	143.65
	TERRACE FLOOR (HEAD ROOM)	–	14.62	14.62

	Sub Total	**336.52**	**14.62**	**351.14**
44	GROUNDFLOOR	194.42	–	194.42
	FIRSTFLOOR	165.17	–	165.17
	TERRACE FLOOR (HEAD ROOM)	–	25.00	25.00
	Sub Total	**359.59**	**25.00**	**384.59**
45	GROUNDFLOOR	201.03	–	201.03
	FIRSTFLOOR	143.66	–	143.66
	TERRACE FLOOR (HEAD ROOM)	–	14.62	14.62
	Sub Total	**344.69**	**14.62**	**359.31**
46	GROUNDFLOOR	214.70	–	214.70
	FIRSTFLOOR	129.39	–	129.39
	TERRACE FLOOR (HEAD ROOM)	–	25.72	25.72
	Sub Total	**344.09**	**25.72**	**369.81**
47	GROUNDFLOOR	251.06	–	251.06
	FIRSTFLOOR	200.71	–	200.71
	TERRACE FLOOR (HEAD ROOM)	–	27.77	27.77
	Sub Total	**451.77**	**27.77**	**479.54**
48.	STILTFLOOR	–	2242.38	2242.38
	FIRSTFLOOR	2388.64	190.52	2579.16
	SECONDFLOOR	2388.64	190.52	2579.16
	THIRDFLOOR	2388.64	190.52	2579.16
	FOURTHFLOOR	2388.64	190.52	2579.16
	FIFTHFLOOR	2388.64	190.52	2579.16
	TERRACE FLOOR (HEAD ROOM)	–	47.84	47.84

	Sub Total	**11943.20**	**3242.82**	**15186.02**
49	BASEMENTFLOOR		306.10	306.10
	GROUNDFLOOR	448.19	–	448.19
	FIRSTFLOOR	490.26	–	490.26
	SECONDFLOOR	144.95	–	144.95
	TERRACE FLOOR (HEAD ROOM)	–	40.00	40.00
	Sub Total	**1083.40**	**346.10**	**1429.50**
50	GROUNDFLOOR	98.84	–	98.84
	MEZZANINEFLOOR	30.34	–	30.34
	Sub Total	**129.18**	**–**	**129.18**
	TOTALAREA	31030.72	4629.21	35659.93

FSI =31030.72/36205.00=0.85<2.0

OSR

Required OSR =3620.50Sq.M

Provided OSR =3734.82 Sq.M

Now in already approved site proposed additional construction and revised to already approved buildings put together total FSI area of 31030.72 sqm which consist of 50 Blocks with 92 dwelling units.

The site has been marked as "A to Q" and the same site approval and Planning Permission is issued under section 49 of Tamil Nadu Town and Country Planning Act 1971 for the Revised and proposed additional Residential Building has been accorded vide No: Site approval No:15/2022 and **Planning Permission No: 08/2024 from 12.01.2024 to 11.01.2032 (8 Years)** under the following condition:

Special conditions:

1. The OSR– 1 – 1267.00Sqm and OSR– 2 – 2467.82 sqm totally OSR provided 3734.82sqm shown in the site plan. OSR land 3694.40sqm was already gifted vide document no:1960/2022, Dated: 05.05.2022. Balance 40.42sqm OSR land (ear marked as **1 to 11**) should be handed over to local body vide under reference 29th cited above on receiving the Gift Deed No: 5345/2023, Dated: 21.12.2023 Xerox copy from the applicant.

2. EIA clearance is obtained from Member Secretary, State Level Environment impact Assessment Authority, Tamil Nadu vide Letter No:SEIAA-TN/F.No.10282/EC/8(a)/984/2023, Dated:30.10.2023 and hence, the condition must be followed scrupulously.
3. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Planning Permission is issued in accordance with the provisions of the Tamil Nadu 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 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.
5. Conditions mentioned in the No objection certificates obtained from the central and state Govt. Departments must be followed scrupulously.
6. 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.
7. "The Tamil Nadu Government in G.O.Ms.No 112, Housing and Urban Development Department dated: 22.06.2017 has 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".
8. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development 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 assert ownership 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 right organization to decide this.

9. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11. 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.
    d. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
    e. Workmanship, soundness of structure and materials used.
    f. Quality of building services and amenities the construction of building.
    g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

CONDITION:

1. Planning Permission issued is accordance with under section of Tamil Nadu Town and Country Planning Act 1971 (Under section 49).
2. The Permit is furnished by virtues of Power Delegated by Composite–LPA under section 9(A) of Tamil Nadu Town and Country Planning Act 1971 (Act 35 of 1972) as amended by 22 of 1974.
3. After the issue of Planning permission by Member Secretary of Composite LPA,
    1. If the details given by the applicant is found to be false (or)
    2. If the applicant fails to follow the rules and norms. The Member Secretary concerned can cancel (or) revised the Planning issued.
4. According to section 79 of the Town and Country Planning Act 1971 (Act 35 of 1972) Any Person aggrieved by any decision or order of the planning Authority/Competent Authority under Section 49/47A of Sub Section (1) of Section 54 may appeal to the Director/The Government within two months from the date of on which the Decision or order was Communicated.
5. 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.
6. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

7. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
8. 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.
9. 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.
10. Mosquito netting to be provided at OHT and well.
11. 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.
12. Fly Ash bricks and Materials to be used Mandatory.
13. As per GO Ms No.18 and16 of Municipal Administration and Water Supply Department Dated: 04.02.20219 and 31.01.2020, 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.
14. In case the documents submitted for approval found fake/false the Technical Concurrence would be cancelled without intimation to the applicant.
15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
16. 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.
17. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by **the concern Local Body** if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.
18. Government Registered Electrical Contractor must be employed for wiring works during construction.

The applicant remitted the required fees given below for the Revised and Additional Proposal Residential Building.

1.	Scrutiny Fees	:	Rs. 125627.00, Dated:04.04.2023.
2.	Centage Charges for Building	:	Rs. 13000 .00, Dated:03.07.2023
3.	Centage Charges for land	:	Rs.900 .00, Dated:03.07.2023
4.	Development Charges for Building	:	Rs. 86600 .00, Dated:03.07.2023

5. Development Charges for Land : Rs. 181025 .00, Dated:03.07.2023
6. Infrastructure and Amenities Charges : Rs.3353828.00, Dated:03.07.2023
7. Display Board Charges : Rs.10000.00, Dated:03.07.2023
8. Security Deposit Charges : Rs. 1676914.00, Dated:03.07.2023.
9. CC Charge : Rs. 221809 .00, Dated:03.07.2023

Enclosure

Building Plan Map-2x2

To

The Panchayat President,
Kannakurichi Panchayat,
Salem Panchayat Union,
Salem Taluk,
Salem District.

Copy To:

1. M/S.NAAVAL PEOPERTIES AND DEVELOPERS LLP,
(MRS.K.PREMALATHA, W/O.MR.B.KARTHIKEYAN),
RESIDING AT NO:94/55, SUNDAR GARDEN,
MODERN THEATRE PREMISES,
KANNAKURICHI VILLAGE,
SALEM-636008.

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II,
1st Floor, Gandhi Irwin Bridge Road,
Egmore,
Chennai - 600 008.



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