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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/150541/2024/TCP Date:14.06.2024

Subject: Planning Permission – Residential Building - District Town and Country planning Office - Tirunelveli District - Tirunelveli Local Planning Area - Tirunelveli City Municipal Corporation – Melapalayam ward, Kulavanigarpuram village - Survey No.507/P, New Survey ward - BM, Block - 6, T.S.NO.62, Approved layout L.P.H/D.T.P No.130/1966, Plot No. 12B, Site extent 943.62 Sq.m. - Proposed Re construction of Residential Building (After Removing Existing Building) with 25 dwelling Units with FSI Area 2623.03Sq.m. - Planning Permission issued - forwarded for further action - Reg.

Reference:

1. Applicant Thiru. G.V.Krishnan online application No: SWP/BPA/150541/2024, dated:05.03.2024.
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. 21075/2009/PA1, dated:27.06.2012.

8. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/BA1, dated.22.09.2017.
9. Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR, dated.08.05.2019.
10. Circular from the Commissioner of Town and Country Planning, Roc No.14227/2017/CP, dated: 14.12.2017.
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. Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, dated: 23.04.2022.
14. Demand Payment Request Letter, dated.06.04.2024.
15. Applicant Thiru. G.V.Krishnan Payment paid through online on 23.04.2024.
16. Tirunelveli Local Planning Authority resolution No.60, dated.10.06.2024.

With reference to the 1st Cited letter, applicant has requested for the Planning Permission for the proposed construction of 25 dwelling Units Residential Building (After Removing Existing Building) in Tirunelveli District, Tirunelveli Local Planning Area, Tirunelveli City Municipal Corporation, Melapalayam ward, Kulavanigarpuram village, Survey No.507/P, New Survey ward - BM, Block - 6, T.S.NO.62, Approved layout L.P.H/D.T.P No.130/1966, Plot No. 12B, Site extent 943.62 Sq.m, Proposed Re construction of Residential Building (After Removing Existing Building) with 25 dwelling Units with FSI Area 2623.03Sq.m. has been issued with Planning permission No: **PP/BP/TLPA No.SWP/54/2024 from 14.06.2024 to 13.06.2032(8 Years),** and the boundary of the site is Demarcated as **'ABCDE'** with the following general and special conditions.

Proposal Details:

Area of Site – 943.62 Sq.m.

FSI Area – 2623.03 Sq.m.

Building details:

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)**	**33.83**	**560.91**	**594.74**
2.	**Proposed First Floor** (5 dwelling)	**517.84**	**-**	**517.84**
3.	**Proposed Second Floor** (5 dwelling)	**517.84**	**-**	**517.84**
4.	**Proposed Third Floor** (5 dwelling)	**517.84**	**-**	**517.84**
5.	**Proposed Fourth Floor** (5 dwelling)	**517.84**	**-**	**517.84**
	Proposed Fifth Floor (5 dwelling)	**517.84**	**-**	**517.84**
6.	**Head Room**	**-**	**26.30**	**26.30**
Total		**2623.03**	**587.21**	**3210.24**

$$\text{FSI} = \frac{2623.03}{943.62}$$

$$= 2.779 < 2.80$$

Premium FSI -0.779, Area :735.79Sq.m

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 assert ownership of the property to the applicant. Also, if anyone else arises/ dispute 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)) Department dated : 05.02.2016 relating to installation and use of solar energy system should be followed.
7. It is only the responsibility of the builders to ensure the stability of the Building.
8. 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).
9. 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 planning permission approved building at the time of Plinth Level itself. After Completion of the building works 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 14.06.2024 to 13.06.2032 (8 years).
2. Solar Water Heating System should be installed in the proposed Residential Building (After Removing Existing Building) with 25 dwelling Units.
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 Residential Building (After Removing Existing Building) with 25 dwelling Units 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. Owner/occupier should provide adequate drinking waterfacility and a separate vehicle should be used to discharge the sewage water from the proposed Residential Building (After Removing Existing Building) with 25 dwelling Units 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

S.No.	Description	Amount& Date
1.	Development Charges for Land	Rs.1920/-dt.23.04.2024
2.	Development Charges for Building	Rs.16055/-dt.23.04.2024.

3.	Centage Charge For Land	Rs.300/-dt.23.04.2024.
4.	Centage Charge for Building	Rs.54400/-dt.23.04.2024
5.	Infrastructure and Amenities Charges	Rs.493312/-dt.23.04.2024
6.	Security Deposit Charges	Rs.246656/-dt.23.04.2024.
7.	Completion Certificate Charges	Rs.34560/-dt.23.04.2024
8.	Display Board Charges	Rs.1500/-dt.23.04.2024
9.	Premium FSI Charges	Rs.4043167/-dt.23.04.2024
10	Scrutiny Fees	Rs.6670/- dt.05.03.2024.

Member Secretary/ Joint Director,
Tirunelveli Local planning Authority/
District Town and Country Planning Office,
Tirunelveli.

To

1. The Commissioner,
   Tirunelveli City Municipal Corporation,
   Tirunelveli District.

2. Thiru.G.V.Krishnan,
   No: A-35, 1st cross street,
   maharajanagar,
   Tirunelveli- 627 011.



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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