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DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated:

From:

Member Secretary,
No.5,Ganapathy Nagar,
South Street,Medical College Road,
Thanjavur

TO:

The Commissioner,
Thanjavur Corporation,
Thanjavur.

Online Application Number: SWP/BPA/008037/2023

Submitted Date : -

Sir,

Sub : Building – Office of District Town and Country planning, Office of District Town and Country planning, Thanjavur – The Proposal for Construction of Residential Building (Stilt Floor,First Floor, Second Floor &Third Floor) with an extent of 525.50sq.m in Neelagiri Therku Thottam Village Old T.S.No.336/1A1pt, NewWard-8,Block-16,New T.S.No.6,Plot No.81 of Natarajapuram South 6th Street,Medical College Road, Thanjavur Corporation, Thanjavur Taluk, Thanjavur District- Technical Concurrence Issued- Forwarded for further action-Reg.

Ref : 1. Applicants Thiru.G.Murali and Tmt.Sathyaveni, Thanjavur Vide online application No:SWP/BPA/008037/2023 Dated:10.3.2023

2. G.O 79 Housing and Urban Development Department dated: 12.03.2020.
3. G.O 138 Housing and Urban Development Department dated 04.06.2004.
4. G.O.86 Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O 01 Housing and Urban Development Department, Dated: 05.01.2021.
7. G.O 53 Housing and Urban Development Department, Dated: 16.04.2018.

8. G.O.18, Municipal Administration and Water Supply Department, Dated:04.02.2019.

9. G.O.16 Municipal Administration and Water Supply Department Dated: 31.01.2020.

10. G.O 18, Housing and Urban Development Department, Dated: 04.02.2019.

11. G.O 54 Housing and Urban Development Department, Dated: 12.03.2020.

12. Circular from the Director of Town and Country Planning, Roc No. 7486/2009/PA2, Dated:16-04-2009

13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 21075/2009/PA1, Dated:27- 06-2012.

14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 12201/2017/PA1, Dated:22- 09-2017.

15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 14227/2017/CP, Dated:14- 12-2017.

16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated:05.02.2020 and 14.08.2021 17.

Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 7963/2022/K2, Dated:23.04.2022.

18. District Officer, Fire and Rescue Department, Thanjavur, Vide Letter Roc. No. 1193/B1/2023 (PP) Dated 24.4.20232

19. Demand payment request letter dated .08.05.2023

20. Demand payment Thiru.G.Murali and Tmt.Sathyaveni, Thanjavur demand remittance letter dated.8.5.2023

The Proposal for Construction of Residential Building (Stilt Floor, First Floor&Third Floor) with an extent of 525.50sq.m in Neelagiri Therku Thottam Village Old T.S.No.336/1A1pt, NewWard-8,Block-16New T.S.No.6,Plot No.81 of Natarajapuram

South 6th Street, Medical College Road Thanjavur Corporation, Thanjavur Taluk ,Thanjavur District.

The application was processed as per the rules prevailing, records perused and Site inspection was conducted. With reference to the letter 19th cited, Demand was issued to the applicant on 08.5.2023. Applicant remitted the required fees and submitted remittance letter in this office on 08.5.2023

Hence, The Proposal for Construction of Residential Building (Stilt Floor,First Floor&Third Floor) with an extent of 525.50sq.m in Neelagiri Therku Thottam Village Old T.S.No.336/1A1pt, NewWard-8,Block-16,New T.S.No.6,Plot No.81 of Natarajapuram South 6th Street,Medical College Road, Thanjavur Corporation, Thanjavur Taluk ,Thanjavur District. Site approval from ABCD has been granted as follows:

Site Area :525.50sq.m

Description	FSI Area	Non FSI Area	Total Area
Stilt Floor	--	375.05	375.05
First Floor	375.05	--	375.05
Second Floor	375.05	--	375.05
Third Floor	375.05	--	375.05
Head Room	--	17.60	17.60

FSI = 1125.15/525.50 = 2.14

and as per Section 49 of Town and Country Planning Act 1971,Planning Permission **SWP/DTCP/TNJ/TLPA/BP No.29/2023** and Duration of Permission from 07.06.2023 to 06.06.2031(8Years) has been accorded with the following Special Condition

Special Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

2. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made thereunder and does not cover the structural stability aspects including the safety during the construction which are

covered under the Building Rules under the Body of the letter: 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.

3. Conditions mentioned in the No Objection Certificates obtained from the central and state Govt. Departments must be followed scrupulously.

4. The provisions in the G.O (Ms) No.17, Housing and Urban Development (UD 4(3)) Department dated : 05.02.2016 relating to installation and use of solar energy system should be followed.

5. "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".

6. 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.

7. 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 and Last Story itself. After Completion of the building works Completion Certificate to obtain from this by the applicant.

8. 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 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. 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.

2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.

3. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.

4. 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.

5. 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.

6. Mosquito netting to be provided at OHT and well.

7. 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.

8. Fly Ash bricks and Materials to be used Mandatory.

9. As per GO 16 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. 10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

11. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

12. 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.

13. Enforcement action under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by The Commissioner, Coimbatore Corporation if the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

14. Government Registered Electrical Contractor must be employed for wiring works during construction. Special Conditions.

The applicant remitted the required fees given below for the proposed of Construction of Residential Building.

Centage Charges for Land :Rs. 300.00/- Dated 8.5.2023

Centage Charges for Building : Rs.2000.00/- Dated 8.5.2023

Display Board Charges :Rs.1500.00/- Dated 8.5.2023

Infrastructure and Amenities Charges :Rs.2,12,440 Dated 8.5.2023

Security Deposit Charges : Rs.1,06,220/- Dated 8.5.2023

CC Charges :Rs. 18,836/- Dated 8.5.2023

Development Charges for Land:Rs.1052/- Dated 8.5.2023

Development Charges for Building:Rs.8750/- Dated 8.5.2023

The Proposal for Construction of Residential Building as per Section 49 of Town and Country Planning Act 1971, Planning Permission **SWP/DTCP/TNJ/TLPA/BP No.29/2023** and Duration of Permission from 07.06.2023 to 06.06.2031(8Years) has been granted.

Member Secretary,
District Town and Country Planning Office
Thanjavur District

Encl: Building Plan Map

Copy:

1 .Thiru.G.Murali,
Tmt.K.Sathyaveni,
No.3/56,Perumal Kovil Street,
Keezhapalur,
Ariyalur.621707

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



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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