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DINGS OF THE DISTRICT TOWN AND COUNTRY PLANNING E, ASSISTANT DIRECTOR, TIRUVANNAMALAI DISTRICT.

Present: Thiru.S.Annadurai, B.E.,

Roc.No.SWP/BPA/0180402/2024-TVM Date:08.08.2024

Sub : Commercial Building - District Town & Country Planning Office, Tiruvannamalai District – Tiruvannamalai District / Taluk, Tiruvannamalai panchayat union, Melathikkan panchayat, kilanaikarai village, Survey No.7/1, 7/8, site extend 12200.00 Sq.mt - The FSI Area of the Building –4957.83Sq.mt consist of ground floor only, toilet block-1, toilet block-2 - To construct a **Commercial Flower market (234 nos of shops)** Building Granting technical clearance / permission for construction – Ordered – in relation to.

Ref : 1) Applicant 1)Mr.Ranganathan, 2)Mr.Venkatraman, 3)Mr.Venkatesan, 4)Mr.Palani their SWPApplicationNo. SWP/BPA/0180402/2024, dated:30.03.2024.

2) This Office letter dated:29.07.2024 (to the Applicant fee requested).

3) Date of receipt of payment from Applicant: 06.08.2024.

4) G.O.No.138, Department of Housing and Urban Development, Dated. 04.06.2004.

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. 04.02.2019 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, ChennaiNO.7486/2009/PA2, dated. 16.04.2009.

..2..

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 N.K.No. 4367/2019/ BA2, Dated: 06.11.2019 and14.08.2021.

15) Director of DTCP, Chennai, Power Delegation Circular Roc No. 7963/2022/K1, dated. 23.04.2022.

16) Station Officer, Fire and Rescue Operations Station, Tiruvannamalai,letterNo.1496/A1/2024,L.no:TN-3520240202142 Dated.05.02.2024.

17) Joint Director of Agriculture, Tiruvannamalai, Dry Land NOC Roc.No.A2/4746/2023, dated:15.03.2024.

18) Proceedings of the Director of town & country planning office Chennai, dated. 23.07.2024.

ORDER:

Tiruvannamalai District / Taluk, Tiruvannamalai panchayat union, Melathikkan panchayat, kilanaikarai village, Survey No.7/1, 7/8, site extend 12200.00 Sq.mt - The FSI Area of the Building – 4957.83Sq.mt consist of ground floor only, toilet block-1, toilet block-2 - To construct a **Commercial Flower market – (234 nos of shops)** Building : Site Approval under **earmarked "A To I"** with also Building Plan technical clearance No: **B.P/DTCP No: 330/2024**.OSR Earmarked "01 to 06" gift deed document no.10915/2024 dated:26.07.2024

Details of the proposed commercial building are as follows:
Total Site area as per plan - 12200.00Sq.mt

Description	F.S.I Area Sq.m	Non F.S.I Area Sq.m	Total Sq.m
Ground Floor area	4571.72	--	4571.72
Terrace floor area	--	213.81	213.81
Toilet-1	76.10	--	76.10
Second Floor Area	96.20	--	96.20
Total Built up Area	4744.02	213.81	4957.83

Total FSI Area = 4744.02 Sq.m.

FSI = 0.406 < 2.00

Building hight -4.20m

Car parking - 67 nos

Two wheelers parking - 67nos.
Osr area – 1221.70 sq.mt
Lorry parking – 16nos.
Shops - 234 nos

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. Technical clearance 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) "Housing and Urban Development Department legal technical permission/plan permission only given. Land title in the name of the applicant by providing not confirmed. For grant of technical clearance/project 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. There by 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 Housing and Urban Development is not the appropriate body to decide this.

5) The location of constructions is visible to the general public Area ratio 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.

7) The commissioner or the Executive Authority of the urban local body concerned shall, before giving permission for the construction of a new flower market building as a public building ensure that necessary provision have been made in the building plan for the installation of closed circuit television unit in the manner as prescribed in TNCDBR - 2019 class-65.

8) The commissioner or the Executive Authority of the urban local body concerned shall, while receiving the notice of completion of construction or reconstruction of a public building, to be given by the owner of that building, shall ensure that the closed circuit television units have been properly installed in such building in the manner as prescribed in TNCDBR -2019 rule.

Conditions:

1) Solar Water heating system for proposed commercial flower market building construction should be set up.

2) Parking area as intended in the map It should be used for same 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) Fly to proposed building as per notification of Environment and Forest Department 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 05.02.2016.

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

1. Scrutiny Fee Rs.27704 /- Dated.30/03/2024.
2. Display Board Deposit Rs.1500/- Dated.06/08/2024.
3. I & A fee paid Rs.940000 /- Dated.06/08/2024.
4. CC fee paid Rs.53815 /- Dated.06/08/2024.
5. Security deposit fee paid Rs.470000/- Dated.06/08/2024.

6. Shelter Charges paid Rs.85320/- Dated.06/08/2024.
7. Centage Charges paid Rs.24400 /- Dated.06/08/2024.
8. Development Charges paid Rs.111000 /- Dated.06/08/2024.
9. Flag day fund-Rs.20000/- online payment ,Ref no.FL5272428750 dated:06.08.2024.

To,

The President,
Melathikkan panchayat,
kilanaikarai village
Tiruvannamalai Taluk,
Tiruvannamalai District.

Copy To.

1)Mr.Ranganathan, 2)Mr.Venkatraman,
3)Mr.Venkatesan, 4)Mr.Palani
No.75,Kamatchi amman kovil street,
Tiruvannamalai-606601.

1) The Chairman,
Tamil Nadu Real Estate Regulatory Authority,
No.1A, CMDA Tower II, 1st floor,
Gandhi Irwin Bridge Road,
Egmore,
Chennai-600008.

The Assistant Director,
District Town and Country Planning Office,
Tiruvannamalai District.

Signature valid
Signed by: Assistant Director
Location:Tiruvannamalai
Date:2024.08.08 09:19:08

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number : SWP/BPA/180402/2024

Sir,

Subject : **Commercial Building** – DTCP, Chennai - Tiruvannamalai District, Tiruvannamalai Taluk, Tiruvannamalai Panchayat union, Melathikkan Panchayat, Kizhanaikarai Village, S.F.Nos:7/1 & 7/8 for an extent of site area 12200sqm - Proposal of Commercial (Flower Market) building for FSI area 4957.83 sqm – Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. Thiru.RANGANATHAN & 3 Others, Tiruvannamalai, Online Application Reference No. SWP/BPA/180402/2024, Received Dated: 29.03.2024,25.05.2024, 30.05.2024, 04.07.2024 & 12.07.2024
2. Assistant Director / Joint Director (i/c), Tiruvannamalai District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/180402/2024, Dated:30.03.2024.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
13. District Fire officer, Tiruvannamalai, K.Dis.No. 1496/A1/2024, Dated 05.02.2024.

14. Deputy director, Tiruvannamalai district, Letter No.A2/4746/2023, dated 15.03.2024.

----X-----

Order

1. With reference to the 1st Cited letter, the applicant Thiru. RANGANATHAN & 3 Others has requested for the proposed construction of Commercial building (Flower Market) at Tiruvannamalai District, Tiruvannamalai Taluk / Panchayat union, Melathikkan Panchayat, Kizhanaikarai Village, S.F.Nos:7/1 & 7/8 for an extent of site area 12200sqm Proposal of Commercial (Flower Market) building for FSI area 4957.83 sqm. The Assistant Director of Tiruvannamalai District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted and the Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 330 / 2024.

2. The area statement for the Proposed Commercial building is as below.

Area of Site – 12200 sq.m

Building details: Proposed Commercial Building

Floor details	FSI area in sq.m.
Ground floor	4571.72
Terrace floor (O.H.T. Tank)	213.81
Toilet block - 1	76.10
Toilet block - 2	96.20
TOTAL	**4957.83**

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. The OSR earmarked as 1 to 6 with an extent 1221.70 sqm shown in the site plan should be transferred to the local body designated by it, free of cost through a gift deed as per TNCDBR, 2019 Rule No. 41(1)(c).
2. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled 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 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 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.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

5. The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.

   If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on 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.

General Conditions

1. Solar water heating system to be provided to the Proposed commercial 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 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019& 31.01.2020.

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. Fire rescue equipment should be provided as per Rules.

8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.

9. Fly Ash bricks and Materials must be used for construction.

10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 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.

11. As per references Cited Government orders & Circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.

Director of Town and Country Planning

To,

The Assistant director,

District Town and Country planning office,

Tiruvannamalai District.

Signature valid

Signed by: Director
Location:null
Date:2024.07.23 15:37:13



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