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District Town and Country Planning Office

elveli District/Tirunelveli Local Planning Authority

roceedings of Joint Director/Member Secretary

:Thiru.P.RANGANATHAN, B.E.,M.Tech.,(IITD).,AITP.

****

Roc.No: SWP/BPA/219047/2024, Date:21.08.2024.

Sir,

SUBJECT: Planning Permission - Residential Building – District Town and Country Planning Office - Tirunelveli District – Tirunelveli Local Planning Authority – Tirunelveli City Municipal Corporation - Melapalayam Detailed Development Plan No.2, Melapalayam ward – Kulavanigarpuram Village in T.S.No: 29/3A and 29/3B of Ward: AU, Block:7, (Old Survey No:990/1, 990/2 & 990/1A1) with an extent of 1683.51sq.m.- Construction of Residential Apartment (40 Dwelling Units) building having a Total FSI area of 4261.25Sq.m. - Technical concurrence issued by Directorate of Town and Country Planning - Planning Permission issued - forwarded for further action - Reg.

REFERENCE:

1. Director of M/S.John Build well India Private Limited, Online Application Reference No. SWP/BPA/219047/2024, Dated: 08.05.2024.
2. Technical Concurrence issued by the Director of Town and Country Planning, Chennai through online vide Roc.No:SWP/BPA/219047/2024, dated.03.07.2024.
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, Municipal Administration and Water Supply Department, dated:04.02.2019.

7. G.O.No.16, Municipal Administration and Water Supply Department, 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
14. The District Officer, Tirunelveli Fire and Rescue Services Department, K.Dis.No.1200/ஈ/2024, dated.08.03.2024.
15. G.O.138, Housing and Urban Development Department, dated.04.06.2004.
16. Demand payment request Letter, dated.05.07.2024.
17. Applicant Director of M/S. John Buildwell India Private Limited charges/fees remittance letter dated.14.08.2024.
18. Member Secretary/Joint Director, District Town and country planning office letter Roc.No.3092/2024, dated.15.07.2024 (OSR Charges).
19. Applicant Director of M/S. John Buildwell India Private Limited OSR Charges paid, dated.06.08.2024.
20. Tirunelveli Local Planning Authority Resolution No.69, dated.10.06.2024.

ORDER:

With reference to the 1st cited letter, the applicant Director of M/S. John Build well India Private Limited has requested for the approval of Residential Apartment (40 Dwelling Units) building at Tirunelveli District, Tirunelveli Local Planning Area, Tirunelveli City Municipal Corporation, Melapalayam Detailed Development Plan No.2, Melapalayam ward, Kulavanigarpuram Village in T.S.No: 29/3A and 29/3B of Ward:AU, Block: 7, (Old Survey

No:990/1, 990/2, 990/1A1) with an extent of 1683.51sq.m. and Total FSI Area of 4261.25 Sq.m.

The Technical Concurrence for the above said Residential Apartment (40 Dwelling Units) building proposal has been issued by the Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act 1971 vide 2nd cited reference and the boundary of the site has been marked as "A to G" and numbered as ***B.P/DTCP No:295/2024***.

On the receipt of the requisite charges vide Reference No: 17th and 19th cited above, the Planning Permission is issued for the above proposed site and Residential Apartment (40 Dwelling Units) building is numbered as **P.P/B.P/TLPA No:SWP/94/2024, from 21.08.2024 to 20.08.2032 (8 Years).**

The area statement for the proposed Residential Apartment (40 Dwelling Units) building is as below.

Area of Site - 1683.51Sq.m.

Proposed Building - Residential Apartment (40 Dwelling Units) building

Building area details:

Floor Details	Usage	FSI area in Sq.m.	Non FSI area in Sq.m.	Total Area in Sq.m.
Stilt Floor	Parking	-	874.27	874.27
First Floor	8 Dwelling	852.25	-	852.25
Second Floor	8 Dwelling	852.25	-	852.25
Third Floor	8 Dwelling	852.25	-	852.25
Fourth Floor	8 Dwelling	852.25	-	852.25
Fifth Floor	8 Dwelling	852.25	-	852.25
Head Room	-	-	46.50	46.50
Total	40 Dwelling	4261.25	920.77	5182.02

Total FSI Area = 4261.25Sq.m.

FSI Achieved = 2.53 < 2.60

Premium FSI = 894.23Sq.m.

The Planning Permission is hereby issued with the following Special and General Conditions:

SPECIAL CONDITIONS:

1. OSR Area is calculated and OSR charges has been collected and the amount of Rs.16,75,000/`- is remitted in the government account on 06.08.2024 as per the TNCD & BR 2019 Rule 41 (1) (b).
2. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection Certificates obtained from the Central and State Govt. Departments must be followed scrupulously.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
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. 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 assert ownership of the property to the applicant. Also, if anyone arises dispute or individual rights of the said property, they can settle it before the appropriate Competent Court. The Directorate of Town and Country Planning Department is not the suitable organization to decide this.

7. 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 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 Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.
8. 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.
9. If any court case/dispute is pending with reference to this proposal, the Technical concurrence would be treated as Invalid.
10. It is only the responsibility of the builders to ensure the stability of the Building.

GENERAL CONDITIONS:

1. The Planning Permission is valid for eight years from the date of issue. Period of Planning Permission will be from 21.08.2024 to 20.08.2032(8 Years).
2. As per TNCD & BR,2019, Rule 44(1)(a)(ii)(h) & 2 Solar water heating system and solar photo voltaic panel to be erected at the 1/3 portion of total terrace area.

3. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
4. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.
5. 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 and G.O.16 Municipal Administration and Water Supply Department, dated: 31.01.2020.
6. Owner/Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed Residential Apartment (40 Dwelling Units) building.
7. Building by his own expenses.
8. Mosquito netting to be provided at OHT and well.
9. Fire rescue equipment should be provided as per Rules.
10. As per G.O.No.341 Municipal Administration and Water Supply Department, dated 03.11.2004 "U" Trap in the septic tank design to be provided.
11. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.
12. As per G.O. No. 18, Municipal Administration and Water Supply Department, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional's details at the place of construction.
13. After issuing Final Approval, the original copy of the approved plan and the copy of the Proceedings shall be sent to the Owner and the copy of the same should be sent to the Joint Director/Member Secretary, District

Town and Country Planning Office/Tirunelveli Local Planning Authority, Tirunelveli.

14. Building final 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 Commissioner, Tirunelveli City Municipal Corporation should ascertain whether there are any pending court cases against the proposed site /building before issue of final approval.

FEES DETAILS

Charges Paid Details

S. No	Fees Details	Amount
1.	Scrutiny Fees	Rs.12,890/- dated.08.05.2024
2.	Centage Charge for Land	Rs.600 /- dated.14.08.2024.
3.	Centage Charge for Building	Rs.52,500/- dated. 14.08.2024.
4.	Display Board Charges	Rs.1,500/- dated. 14.08.2024.
5.	Infrastructure and Amenities Charges	Rs.8,14,427/- dated. 14.08.2024.
6.	Security Deposit	Rs.4,00,628/- dated. 14.08.2024.
7.	Shelter Charges	Rs.1,98,027/-dated. 14.08.2024.
8.	Development Charges for Land	Rs.3,368/- dated. 14.08.2024.
9.	Development Charges for Building	Rs.25,915/- dated. 14.08.2024.

10.	CC Charges	Rs.55,785/- dated. 14.08.2024.
11.	OSR Charges	Rs.16,75,000/- dated.06.08.2024.
12.	Premium FSI Charges	Rs.63,78,096/- dated. 14.08.2024.

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

To

The Commissioner,
Tirunelveli City Municipal Corporation,
Tirunelveli District.

Copy To:

Director M/s John Buildwell India Private Limited,
Thiru.M.Maria babu Ramesh (Power Agent),
Thiru.S.Maria John(owner),
Thiru.G.Antony Calvin(Owner),
7/20, Kariya Nainar Street, Old Millitary Line,
Palayamkottai,
Tirunelveli - 627 002.

Signature valid
Signed by: Joint Director
Location:Tirunelveli
Date:2024.08.21 15:23:38



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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