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District Town and Country Planning, Salem District
Thalavaipatty village, Salem Steel Plant Main Road, Salem 636 302.
Online Building Plan Application – Planning Permission

Application No.SWP/BPA/009573/2023

Date: 30.08.2023

Sir,

Sub: Residential Building - Office of the Salem District Town and Country Planning – Salem Local Planning Authority - Salem District - Salem South Taluk - A.Andhipatti Village - (Old ward-H, Block-27, T.S.No.13/1A pt.,), New Ward AA - Block 27 - T.S.No.73/1,& 73/2 Extent of 589.00 Sq.m - FSI Area of proposed building 1520.29 (Stilt + 5 Floors) (13 dwelling units) planning permission issued - forwarded for further action - Regarding.

Ref:
1. Applicant Mr. Venkatesan, Mrs. G. Radhika - Online Application No. SWP/BPA/009573/2023, Dated: 02.05.2023.
2. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
3. G.O.85, Housing and Urban Development Department, dated 16.05.2017.
4. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
5. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
6. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/PA1 dated 27.06.2012.
7. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/PA1 dated 22.09.2017.
8. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017.
9. G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
10. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
11. G.O.53, Housing and Urban Development Department, dated 16.04.2018.
12. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
13. G.O.01, Housing and Urban Development Department, dated 05.01.2021.
14. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
15. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2 dated 23.09.2020.
16. G.O.Ms.No.54 Housing and Urban Development Department

S. Venkatesan

G. Radhika

Dated:12.03.2020

17. G.O.Ms.No.01, Housing and Urban Development Department Dated:02.01.2023
18. Demand payment Request letter dated 16.08.2023.
19. Applicant Mr. Venkatesan, Mrs. G. Radhika, Demand Remittance letter dated 22.08.2023.

The Applicant has applied for Residential Building Approval in Salem District, Salem South Taluk, A.Andhipatti Village, (Old ward-H, Block-27, T.S.No.13/1A pt,) New Ward AA, Block 27, T.S.No.73/1, & 73/2 Extent of 589.00 Sq.m., FSI Area of proposed building 1520.29 (Stilt + 5 Floors) (13 dwelling units) The Site has been marked as **"ABCD"** and Site approval Issued Vide **SWP/DTCP/SALEM/Site Approval No.217/2023.**

The Proposed Residential Building Area details are as follows

Floor Details	FSI Area Sq.m.	Non FSI Area Sq.m.	Total Built up Area Sq.m.
Stilt Floor	-	310.52	310.52
First Floor	302.52	-	310.52
Second Floor	306.14	-	313.99
Third Floor	302.67	-	310.52
Fourth Floor	302.67	-	310.52
Fifth Floor	306.14	-	313.99
Head Room	-	23.74	23.74
Grand Total	**1520.29**	**334.26**	**1893.80**

Total FSI Area - 1520.29 sq.m.
FSI - 2.599

With the above Area the Residential Building Planning Permission Issued with Special and General Conditions. The Residential Building Plan Numbered as **Planning Permission No.86/2023 from 30-08-2023 to 29-08-2031 (8 Years)**

SPECIAL CONDITIONS

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
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 Architect / Licensed

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G. Radhika

Surveyor 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 Director 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 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
6. "The Provisions in the G.O (MS) No. 17. H&UD [UD4(3)], Department, Dated:05.02.2016 shown in Reference -3 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 have approved the Tamil Nadu Real Estate (Regulation & Act 2016, The promoter has to advertise, market, book sell or offer for sale or invite persons to purchase in any manner any plot, 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. If any court case would be pending with reference to this proposal, the Planning Permission would be treated as INVALID
9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS

1. The Planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)

2.If the application applied under 49 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country

3. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant

4.Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building

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. Fly Ash bricks and Materials to be used Mandatory

7. Setbacks and Vehicle parking should be retained as per Approval Drawing

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

9. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB

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

11. Mosquito netting to be provided at OHT and well

12. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building

13. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction

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

15. Government Registered electrical Contractor must be employed for wiring works during construction

16. Seismic Resistance Procedure to be Follow

17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building

18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale

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

20.The Applicants/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

21. With the Reference 4 mentioned Government Orders and Reference No 10 mentioned Circular the following conditions to be follow

(i)When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from Salem Local Planning Area.

(ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director/Member Secretary, Salem Local Planning Authority, Salem.

(iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC)

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b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

(iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

22. Fire Rescue equipment should be provided as per rules

The following fee and charges are collected as follows

1. Scrutiny Charge - Rs.4,691 Dated : 02.05.2023
2. OSR Charge - Nil
3. Centage Charge for Land - Rs.300, Dated : 22.08.2023
4. Centage Charge for Building - Rs.17,000 Dated : 22.08.2023
5. Infrastructure and Amenities Charges - Rs.2,86,700 Dated : 22.08.2023
6. CC Charges - Rs.20,386 Dated : 22.08.2023
7. Security Deposit Charges - Rs.1,43,350 Dated : 22.08.2023
8. Display Board Charges - Rs.1,500, Dated : 22.08.2023
9. Shelter Charges - Nil
10. Premium FSI Charges - 38,01,810 Dated:22.08.2023
11. Development Charges for Land - Rs.1,178 Dated : 22.08.2023
12. Development Charges for Building - Rs.9,470 Dated : 22.08.2023

Assistant Director/ Member Secretary (i/c),
District Town and country planning,
Salem District.

Enclosure

Original Map and Condition - 2 sets

To

Commissioner,
Salem Corporation,
Salem District.

Copy to

1. Mr. S. Venkatesan, Mrs. G. Radhika,
3D, 10th Block, Ceebros Park,
Radhakrishna Salai, Valasaravakkam,
Alwarthirunagar, Thiruvallur Taluk,
Thiruvallur District.

S. Venkatesan.

G. Radhika

2. Tamil Nadu Real Estate
Regulatory Authority (TNRERA),
No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai - 600 008 - 1 Set

Document certified by Shahana Abdul Aleem.

Signed by: Assistant Director
Location:Salem
Date:2023.08.30 20:50:20



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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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