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

**No.SWP/BPA/0071908/2023** **Date: 26.07.2024**

Sir,

**Sub:** **High Rise Residential Building** - Office of the Salem District Town and Country Planning – Salem Local Planning Authority - Salem District – Salem South Taluk – Salem Corporation - Annadhanapatti Village - T.S.Nos.7/2, 8/2 and 10/2 - Ward AA - Block 62 - (Old Ward H - Block 10 - T.S.No. 31/1, 31/2 and 32 part) - **Site area of 2602.00 Sq.m**. (As per Patta) 2597.51 (as per super imposed) –**Stilt+ Eight Floors- 54 Dwelling units- FSI Area of 8172.02 Sq.m**. - Technical concurrence issued by the director town and country planning- Planning permission issued - Regarding.

**Ref:**
1. Applicant M/s. Chola Builders by its Managing Partner Thiru. S.K. Senthilkumar, Online Application Reference No. SWP/BPA/0071908/2023, Dated 02.12.2023.
2. Proceedings of Director, Town and Country Planning, Chennai Roc.No. SWP/BPA/0071908/2023/TCP4, Dated: 21.03.2024. (Technical Concurrence)
3. High Rise Building Panel Meeting held on 12.01.2024. (Agenda No.13)
4. G.O.No.86, Housing and Urban Development Department, dated 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, dated 16.05.2017.
6. G.O.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and
7. G.O.No.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
8. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
9. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/PA1 dated 27.06.2012.
10. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/BA1 dated 22.09.2017.
11. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017.
12. G.O.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
13. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
14. G.O.No.53, Housing and Urban Development Department, dated 16.04.2018.



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Managing Partner

15. G.O.No.54, Housing and Urban Development Department, dated 12.03.2023.
16. G.O.No.138, Housing and Urban Development Department, dated 04.06.2004.
17. G.O.No.01, Housing and Urban Development Department, dated 05.01.2021.
18. G.O.105, Housing and Urban Development Department, dated 22.03.2005.
19. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated 05.02.2020.
20. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4 (3)/2020-2 dated 23.09.2020.
21. G.O.No.54, Housing and Urban Development Department, dated 12.03.2020.
22. G.O.No.95, Housing and Urban Development Department, dated 04.08.2023.
23. Circular from the Commissioner of Town and Country Planning, Roc no.9611/2023/TCP5 dated 25.04.2003.
24. Circular from the Director of Town and Country Planning, Roc no.4326/2019/BA2 dated 05.02.2020.
25. DGP/Director, Tamil Nadu Fire and Rescue Service Department, R.Dis.No.2501/C1/2024 PPNOC No.32/2024, dated 05.03.2024.
26. Demand payment Request letter dated 06.06.2024.
27. Applicant M/s. Chola Builders by its Managing Partner Thiru. S.K. Senthilkumar Demand Remittance letter dated 08.06.2024.
28. The Applicant letter Dated:22.04.2024 (Submitted the PWD Department Reviewed Structural Report and Drawings)
29. Salem Local Planning Authority Resolution No.16 Dated:19.07.2024

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With reference to the 1st cited above, the Applicant M/s. Chola Builders By its Managing Partner Thiru. S.K. Senthilkumar has applied for approval of proposed High Rise Residential Building in Salem District, Salem Local Planning Authority, Salem South Taluk, Salem Corporation, Annadhanapatti Village, T.S.Nos.7/2, 8/2 and 10/2, Ward AA, Block 62, (Old Ward H, Block 10, T.S.No. 31/1, 31/2 and 32 part), Site area of 2602.00 Sq.m. (As per Patta) 2597.51 (as per super imposed) - FSI Area of 8172.02 Sq.m.

The above High Rise Building Residential proposal was placed in High Rise Building Panel Meeting held on 12.01.2024. The subject was discussed and suggestions of High Rise Building Panel were obtained.

The Technical Concurrence is issued by the Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act, for the above proposal and numbered as **B.P/DTCP No: 155/2024**.



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Managing Partner

The Structural Design report and drawing for the entire structure reviewed by Superintendent Engineer on 22.04.2024 was obtained from the Applicant vide Reference No.28

The Site has been marked as **"A to D"** and Site approval Issued Vide **SWP/DTCP/SALEM/Site Approval No.160/2024.**

**Area of the Site – 2597.51 Sq.m** (Super imposed area)

**Proposed High Rise Residential Building Area Statement in Sq.m**

| **Floor Details** | **FSI Area in Sq.m.** | **Non-FSI Area in Sq.m.** | **Total Built-up Area in Sq.m.** | **No. of Dwelling Units** |
|---|---|---|---|---|
| Stilt Floor | - | 1081.59 | 1081.59 | - |
| First Floor | 1068.42 | 58.22 | 1126.64 | 7 |
| Second Floor | 1028.95 | 100.06 | 1129.01 | 7 |
| Third Floor | 973.07 | 155.94 | 1129.01 | 7 |
| Fourth Floor | 1023.74 | 102.9 | 1126.64 | 7 |
| Fifth Floor | 1066.91 | 58.22 | 1125.13 | 6 |
| Sixth Floor | 951.93 | 177.08 | 1129.01 | 6 |
| Seventh Floor | 1035.32 | 94.07 | 1129.39 | 7 |
| Eighth Floor | 1023.68 | 102.96 | 1126.64 | 7 |
| Terrace Floor | - | 85.79 | 85.79 | - |
| **Total** | **8172.02** | **2016.83** | **10188.85** | **54** |

**Total FSI Area - 8172.02 Sq.m**

With the above Area of the High Rise Residential Building Planning Permission Issued with Special and General Conditions. The High Rise Residential Building Plan Numbered as **Planning Permission No.60/2024 from 26-07-2024 to 25-07-2032 (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 cited in the reference No.26 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.

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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 Architect / Licensed 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
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 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
7. "The Provisions in the G.O (MS) No. 17. H&UD [UD4(3)], Department, Dated:05.02.2016 relating to installation and use of solar energy system, should be followed
8. "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, 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."
9. If any court case would be pending with reference to this proposal, the Planning permission would be treated as INVALID
10. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
11. Environmental clearance is to be obtained before commencement of construction.
12. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site/ Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.
13. As per TNCD&BR 2019, Annexure IX, rule 35(23) regulations for special provisions for Residential Buildings shall be followed.
14. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

**GENERAL CONDITIONS**

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



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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

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

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

15. Seismic Resistance Procedure to be Follow

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

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

18. As per G.O.No.18, Department of Municipal Administration and Water Supply Department Dated 04.02.2019 a display board of size 60 cm × 120 cm to be erected which shows site details, building details and professional's details including quality auditor at the place of construction.

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 No.13 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



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Managing Partner

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)

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

**The following fee and charges are collected as follows**

1. Scrutiny Charge Rs.24,410 Dated : 02.12.2023
2. OSR Charge Rs.89,61,375 Dated : 20.06.2024
3. Centage Charge for Land Rs.900 Dated : 08.06.2024
4. Centage Charge for Building Rs.1,00,000 Dated : 08.06.2024
5. Infrastructure and Amenities Charges Rs.30,64,875 Dated : 08.06.2024
6. CC Charges Rs.1,09,675, Dated : 08.06.2024
7. Security Deposit Charges Rs.15,32,438 Dated : 08.06.2024
8. Display Board Charges Rs.10,000 Dated : 08.06.2024
9. Shelter Charges – Rs.19,63,154 Dated : 08.06.2024
10. Premium FSI Charges - Nil
11. Development Charges for Land Rs.5,204 Dated : 08.06.2024
12. Development Charges for Building Rs.50,950 Dated : 08.06.2024

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



For CHOLA BUILDERS

Managing Partner

**Enclosure**
Original Map and Condition - 2 sets

**To**
Commissioner,
Salem Corporation,
Salem District.

**Copy to**
1. M/s. Chola Builders By its
Managing Partner
Thiru. S.K. Senthilkumar,
Door No.112/2,
Kailash Nagar, Alagapuram Pudur,
Salem 636 016. — 1set

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

For CHOLA BUILDERS
S. Senthil Kumar
Managing Partner

Signature valid
Signed by: Assistant Director
Location:Salem
Date:2024.07.26 14:49:30



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