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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

tion No.SWP/BPA/199726/2024 **Date: 08.06.2024**

Sir,

Sub: **Revised Residential Building** - Office of the Salem District Town and Country Planning – Salem District – Salem Local Planning Area - Salem Taluk – Salem Corporation – Periyeri Village - (Old Ward D - Block19 - T.S.No.4/3, 7/1 & 7/2) - New Ward AC - Block 19 - T.S.No.42/2 - New Ward AC - Block 28 - T.S.No.27/2 - Site area of 3077.00 sq.m. (0.76 Acres) - FSI area of existing approved building 7940.20 sq.m. (85469.00sq.ft.) - Revised Construction of Residential Building -Revised FSI Area of 7995.96 Sq.m. (86,068.51 sq.ft.) - Technical Concurrence issued by Director of Town and Country Planning, Chennai - Planning Permission issued - Regarding.

Ref:
1) Applicant M/s. Chola Chona Builders Private Limited Represented by its Managing Directors Mr.P.R.Ganesan and Mr.S.K.Senthil Kumar, Salem Online Application Reference No. SWP/BPA/199726/2024, Dated 17.04.2024.
2) Assistant Director/Member Secretary (i/c), Salem District Town and Country Planning Office Online Application No.SWP/BPA/199726/2024 Dated 23.04.2024. (Forwarded to DTCP, Chennai).
3) Proceedings of Director of Town and Country Planning Roc.No.SWP/BPA/199726/2024/TCP-4 dated 25.05.2024.
4) Proceedings of Director of Town and Country Planning Roc.No. SWP/BPA/044705/2023/TCP-4 dated 20.11.2023. (Technical Concurrence No.432/2023).
5) Member Secretary (i/c), Salem Local Planning Authority SWP/BPA/044705/2023, Dated 08.03.2024, Planning permission No.23/2024, Site Approval No.54/2024.
6) G.O.No.86, Housing and Urban Development Department, dated 28.03.2012.
7) G.O.No.85, Housing and Urban Development Department, dated 16.05.2017.
8) G.O.No.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.
9) G.O.No.18, Housing and Urban Development Department, dated 04.02.2019.

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10) Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/PA2 dated 16.04.2009.
11) Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/PA1 dated 27.06.2012.
12) Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/PA1 dated 22.09.2017.
13) Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017.
14) Circular from the Directorate of Town and Country Planning, Roc no.9611/2023/TCP-5 dated 25.04.2023.
15) G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration).
16) Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018.
17) G.O.No.53, Housing and Urban Development Department, dated 16.04.2018.
18) G.O.No.54, Housing and Urban Development Department, dated 12.03.2020.
19) G.O.138, Housing and Urban Development Department, dated 04.06.2004.
20) G.O.No.01, Housing and Urban Development Department, dated 05.01.2021.
21) G.O.No.105, Housing and Urban Development Department, dated 22.03.2005.
22) Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020.
23) The Hon'ble High Court, Madras, W.P.No.17437/2022, Dated 10.08.2022.
24) Director of Town and Country Planning Roc.No.21565/2022/TCP-4 dated 19.11.2022.
25) Assistant Director, Salem District Town and Country Planning Office Letter Roc.No.3650/2022/SD-1, Dated 03.03.2023.
26) Demand payment Request letter dated 29.05.2024.
27) Applicant M/s. Chola Chona Builders Private Limited Represented by its Managing Directors Mr.P.R.Ganesan and Mr.S.K.Senthil Kumar, Salem, Demand Remittance,dated 30.05.2024.
28) District Officer, Fire and Rescue Department, Salem No Objection Certificate K.Dis.No.14531/E1/2023 dated 30.10.2023.

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Vide the online application 5th cited, in the reference applicants have applied for the approval of Residential Building in Salem Local Planning Area, Salem District, Salem Taluk, Salem Corporation, Periyeri Village, (Old Ward D, Block 19, T.S.No.4/3, 7/1 & 7/2), New Ward AC, Block 19, T.S.No.42/2, New Ward AC, Block 28, T.S.No.27/2, Site area of 3077.00 sq.m., FSI area of proposed building, 7940.20 sq.m. (85469.00 Sq.ft.) Has been already approved.

With reference to the 1st cited letter, in the above approved site area, M/s. Chola Chona Builders Private Limited, Salem District, has requested approval for revised construction of Residential Building, Revised FSI Area of 7995.96 sq.m. (86,068.51 Sq.ft.).

The Technical Concurrence is issued by the Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act 1971, for the above proposal and numbered as B.P./DTCP No.228/2024.

The site approval issued vide SWP/DTCP/SALEM/Site Approval No.54/2024.

The area statement for the Proposed Residential Building is as below:

Area of the Site

As per Patta / TSLR - 3077.00 Sq.m
As per Document - 3078.00 Sq.m
Super Imposed Plot Area - 3375.41 Sq.m.

Building Details:
Existing approved Residential Building:

Description	FSI Area in Sq.m.	Non-FSI Area inSq.m.	Total Built-up Area in Sq.m.	Uses and No. of dwelling units
Block-A				
Stilt Floor	-	987.31	987.31	Parking and Electrical Room
First Floor	853.02	134.29	987.31	8 Dwellings
Second Floor	853.02	134.29	987.31	8 Dwellings
Third Floor	853.02	134.29	987.31	8 Dwellings
Fourth Floor	853.02	134.29	987.31	8 Dwellings
Fifth Floor	853.02	134.29	987.31	8 Dwellings
Terrace Floor	-	46.45	6.45	-
Total-A	**4265.10**	**1705.21**	**5970.31**	**40 Dwellings**
Block-B				
Stilt Floor	-	810.26	810.26	Parking
First Floor	735.02	75.24	810.26	5 Dwellings

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Second Floor	735.02	75.24	810.26	5 Dwellings
Third Floor	735.02	75.24	810.26	5 Dwellings
Fourth Floor	735.02	75.24	810.26	5 Dwellings
Fifth Floor	735.02	75.24	810.26	5 Dwellings
Terrace Floor	-	35.04	35.04	-
Total-B	**3675.10**	**1221.50**	**4896.60**	**25 Dwellings**
Grand Total (A+B)	**7940.20**	**2926.71**	**10866.91**	**65 Dwellings**

Revised Residential Building:

Description	FSI Area in Sq.m.	Non-FSI Area in Sq.m.	Deduction Area in Sq.m.	Total Built-up Area in Sq.m.	Uses and No. of dwelling units
Block-A					
Stilt Floor	37.71	933.28	-	970.99	Parking, Toilet and Electrical Room
First Floor	851.39	-	117.87	851.39	6 Dwellings
Second Floor	851.39	-	117.87	851.39	6 Dwellings
Third Floor	851.39	-	117.87	851.39	6 Dwellings
Fourth Floor	851.39	-	117.87	851.39	6 Dwellings
Fifth Floor	851.39	-	117.87	851.39	6 Dwellings
Terrace Floor	-	53.92	-	53.92	-
Total-A	**4294.66**	**987.20**	**589.35**	**5281.86**	**30 Dwellings**
Block-B					
Stilt Floor	-	810.27	-	810.27	Parking & Toilet
First Floor	740.26	-	70.01	740.26	5 Dwellings
Second Floor	740.26	-	70.01	740.26	5 Dwellings
Third Floor	740.26	-	70.01	740.26	5 Dwellings
Fourth Floor	740.26	-	70.01	740.26	5 Dwellings
Fifth Floor	740.26	-	70.01	740.26	5 Dwellings
Terrace Floor	-	57.75	-	57.75	-
Total-B	**3701.30**	**868.02**	**350.05**	**4569.32**	**25 Dwellings**
Grand Total (A+B)	**7995.96**	**1855.22**	**939.40**	**9851.18**	**55 Dwellings**

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FSI Area - 7995.96 Sq.m. (86068.51 Sq.ft.)
FSI - 2.599 (Including Premium FSI)

With the above Area the Residential Building Planning Permission Issued with Special and General Conditions. The Residential Building Plan Numbered as **Planning Permission No.23/2024 (This is revised as 41/2024 from 08-06-2024 to 07-06-2032 (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 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 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 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.
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, apartment or building, as the case may be, in

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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 Technical Concurrence would be treated as INVALID.
9. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.
10. 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 Residential 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. The Planning permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49).
4. 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.
5. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
6. 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 and 31.01.2020. Also provide Necessary Fire Resistance Equipment's in the proposed Building.
7. Fly Ash bricks and Materials must be used for construction.
8. Mosquito netting to be provided at OHT and well.
9. Setbacks should be retained as per Approval Drawing.
10. As per G.O.No.341 MAWS dated 03.11.2004 'U' Trap in the septic tank design to be provided.
11. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
12. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
13. Mosquito netting to be provided at OHT and well.
14. 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 and also provide Necessary fire Resistance equipment in the proposed Building.
15. As per G.O.No.18, Department of Municipal Administration and Water Supply, dated 04.02.2019 a display board of size 60cm x 120cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

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16. Government registered electrical Contractor must be employed for wiring works during construction.
17. Seismic Resistance Procedure to be Follow.
18. Fire Rescue equipment should be provided as per Rules.
19. 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.
20. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
21. 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.
22. 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.
23. With the Reference No. 16 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).

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.

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The following fee and charges are collected as follows:

S.No.	Fees Details	Charges collected for the revised building approval (Amount / Date)	Charges was collected for previous approval (Amount / Date)
1	Scrutiny Charge	Rs.14,914 Dated 17.04.2024	Rs.26,349 Dated 20.10.2023
2	OSR Charge	NIL	Rs.19,75,968 Dated 04.12.2023
3	Centage Charge for Land	Rs.300, Dated 30.05.2024	Rs.600 Dated 29.02.2024
4	Centage Charge for Building	Rs.1,000, Dated 30.05.2024	Rs.70,000 Dated 29.02.2024
5	Infrastructure and Amenities Charges	Rs.41,809 Dated 30.05.2024	Rs.15,45,057 Dated 29.02.2024
6	CC Charges	NIL	Rs.1,16,962 Dated 29.02.2024
7	Security Deposit Charges	Rs.5,170 Dated 30.05.2024	Rs.7,46,454 Dated 29.02.2024
8	Display Board Charges	NIL	Rs.1,500 Dated 29.02.2024
9	Shelter Charges	4,336 Dated30.05.2024	Rs.5,86,991 Dated 29.02.2024
10	Premium FSI Charges	Rs.2,70,960 Dated 30.05.2024	Rs.96,39,000 Dated 29.02.2024
11	Development Charges for Land	Rs.28 Dated 30.05.2024	Rs.6,750 Dated 29.02.2024
12	Development Charges for Building	NIL	Rs.54,335 Dated 29.02.2024

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

Enclosure
Original Map and Condition - 2 sets

To
The Commissioner,
Salem Corporation,
Salem District.

For CHOLACHONA BUILDERS PVT. LTD.
Managing Director

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Managing Director.

Copy to

1.M/s. Chola Chona Builders Private Limited
Represented by its Managing Directors
Mr.P.R.Ganesan and Mr.S.K.Senthil Kumar,
Door No.304/1, Sona Nagar,
Alagapuram Periyapudur,
Fairlands,
Salem 636 016. — 1 Set

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

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Managing Director.

For CHOLACHONA BUILDERS PVT. LTD.
Managing Director.

Signature valid
Signed by: Assistant Director
Location:Salem
Date:2024.06.08 16:51:14



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