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PROCEEDINGS OF THE ASSISTANT DIRECTOR/MEMBER SECRETARY

'PUR DISTRICT TOWN AND COUNTRY PLANNING OFFICE/

TIRUPPUR LOCAL PLANNING AUTHORITY

PRESENT:THIRU.B.PUSHPARAJI,B.E,

ASSISTANT DIRECTOR

Online Application No. SWP/BPA/076834/2023

Sir,

Subject : Residential Appartment Building – District Town and Country Planning Office- Tiruppur Local Planning Authority-Tiruppur District–Proposed construction of RCC Roof Residential Appartment Building having Stilt Floor +4 Floors with total FSI Area of 8908.73 Sqm in the land bearing in S.F.NO 52/1A1A1A4 measuring to an extent of 3642.17 Sqm in Andipalayam village -Tiruppur Corporation- Tiruppur South Taluk, Tiruppur District- Technical clearance issued - forwarded for further action - Reg.

Reference :

1. Application Reference No. SWP/BPA/076834/2023 received on Date 19.10.2023 from Mrs.R.Rani , Tiruppur.
2. Director of Town and Country Planning, Chennai Technical Concurrence,letter no:. SWP/BPA/076834/2023 , Dated: 12.02.2024.
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.1, 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. G.O.166, Housing and Urban Development Department, Dated.23.11.2018
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/BA2, Dated: 14.08.2021.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
17. District Officer, Fire & Rescue Services, Tiruppur District Letter K.Dis No.18352/AA1/2023,Dated:22.12.2023.
18. Fee paid details received from Applicant on 19.02.2024.

Order:

In the reference Ist cited above, applicant has requested for approval of Proposed construction of RCC Roof Residential Appartment Building having Stilt Floor +4 Floors with total FSI Area of 8908.73 Sqm in the land bearing in S.F.NO 52/1A1A1A4 measuring to an extent of 3642.17 Sqm in Andipalayam village, Tiruppur Corporation, Tiruppur South Taluk, Tiruppur District.

With reference 2 nd sited The Director of Town and Planning,Chennai Technical concurrence issued and Numbered as BP/DTCP NO 63/2024.

On the receipt of requisite charges vide reference 18th cited above, the boundary of the site has been marked as "A to H" and concurrence for the site has been issued. Technical Clearance for the proposed construction of RCC Roof Residential Appartment Building having Stilt Floor +4 Floors with total FSI Area of 8908.73 Sqm in the land bearing in S.F.NO 52/1A1A1A4 measuring to an extent of 3642.17 Sqm in Andipalayam village, Tiruppur Corporation ,Tiruppur South Taluk, Tiruppur District has been issued and numbered as **Planning Permission no: 18/2024** and **LP/TCP[TD] TLPA No. 18/2024** with the validity from 22.02.2024 to 21.02.2032 (8 Years).

Proposed Building Details

Proposal Details

Area of Site as per Document – 3642.17Sqm.

As per Patta – 3645.00 SSqm

Super imposed Plot area - 3661.90Sqm

Building details

S.No	Description	FSI (Sq.m)	Non FSI Area(Sq.m)	Total Buildup Area (Sqm)	No of Dwelling
1.	Stilt Floor	-----	2548.34	2548.34	----
3.	First Floor	2405.15	124.16	2529.31	08
4.	Second Floor	2167.86	360.28	2528.14	09
5.	Third Floor	2167.86	360.28	2528.14	09

6.	Fourth Floor	2167.86	360.28	2528.14	09
3.	Head room	------	132.18	132.18	----
Total		8908.73	3885.52	12794.25	35
Floor space Index = Floor space Index Area/ Site Area = 8908.73/3642.17=2.44 < 2.60 (Premium FSI <=2.60)					

OSR Details:

The applicant paid Rs 23,54,670/- On 15.02.2024 for allotted Park area 364.50 Sqm(10%) as per Government order mentioned in 6 th and 7 th cited

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

Special Conditions

1. Allotted OSR area 364.50 Sqm(10%) The applicant paid the Open Space Reservation Charges Rs 23,54,670/- On 15.02.2024 /- as per reference 18 th cited above .
2. It is 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 Government Departments must be fulfilled 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 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.

5. Developer and also the Architects/Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that Development shall be structurally sound and adequate safety measures are taken during the process of construction.

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

7. According to the Circular No. 12544/14 / CB dated: 04.07.2014,The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance. 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.

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. "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 advertises, 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.

10. As per Tamil Nadu Combined Development and Building Rules 2019 Rule 11

Limitations of Technical Clearance:-The Permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

a) Title or ownership of the site or building

b) Easement Rights

c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

d) Workmanship, soundness of structure and materials used

e) Quality of building services and amenities the construction of building

f) Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

General Conditions

1. This Planning Permission issued in accordance with Tamil Nadu Town and Country Planning Act 1971.
2. If the application applied under 49 or 64(1) of TN Town and country planning Act 1971 is rejected or refused, the Applicant under Section 80 of TN Town and country planning Act 1971 can appeal within Two months from the date of issue of this order to Director of Town and Country Planning / Government.
3. After the Planning Permission issued by Assistant Director, Tiruppur District Town and Country Planning Office
   1. If the details given by the applicant is found to be false(or)
   2. If the applicant fails to follow the rules and Norms, the competent authority concern can cancel or revise the Technical Clearance issued.

4. 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.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. No additions / alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. As per GO No 341, MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
11. Fly Ash bricks and Materials must be used for construction.
12. As per Government Order 5th and 6th cited above, 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.
13. In case the documents submitted for approval is found fake the Planning Permission would be cancelled without intimation to the applicant.
14. If any court case is pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.
15. 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.
16. Enforcement action Under section 56 & 57 of Tamil Nadu Town and country planning Act 1971 must be taken by **The Commissioner, Tiruppur Corporation** if

the construction is done with Additional/ Deviation to the approved plan before Levy of the applicable Taxes.

17. Government Registered Electrical Contractor must be employed for wiring works during construction.

Fees Paid Details:

Sl.No.	Charges		Amount in Rupees
1.	Scrutiny Fees		31056/-Date: 11.12.2023
2.	Open space Reservation Charges		23,54,670/-Date: 15.02.2024
3.	Centage Charge	for Land	300/- Date: 19.02.2024
		for Building	20,000/- Date: 19.02.2024
4.	Infrastructure and Amenities charges		25,39,350/- Date: 19.02.2024
5.	Display Board		1500/- Date: 19.02.2024
6.	Development Charges for Building		1,27,950/- Date: 19.02.2024
7.	Development Charges for Land		9113/- Date: 19.02.2024
8.	Security deposit		12,69,675/- Date: 19.02.2024
9.	Completion Certificate charges		1,37,713/- Date: 19.02.2024
10.	Shelter charges		4,19,965/- Date: 19.02.2024
11.	Premium F.S.I, charges		52,48,750/- Date: 19.02.2024

Assistant Director/Member Secretary,
District Town and Country Planning Office/
Tiruppur Local Planning Authority,
Tiruppur District.

To

The Commissioner,

Tirupur city Municipal Corporation,

Tiruppur District.

Copy To

1. Mrs.R.Rani,

D. No. 17-18 ,

KRE Layout,

Rayapuram ,

Vinayagapuram First street,

Tiruppur Town/District-641601.

2. The Chairman,

Tamil Nadu Real Estate Regularity Authority,

No.1A, CMDA Tower II, 1st Floor,

Gandhi Irwin Bridge Road, Egmore,

Chennai - 600 008.

Signature valid

Signed by: Assistant Director
Location:Tiruppur
Date:2024.02.23 11:51:49



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