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PROCEEDINGS OF THE ASSISTANT DIRECTOR,
SIVAGANGAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE ,
Date:04.07.2024
PRESENT: A.SURESH. B.E.,
ASSISTANT DIRECTOR
(TECHNICAL CLEARANCE)

Online Building Plan Application – Planning Permission Application Number : SWP/BPA/221898/2024**, Dated on 28.05.2024**

Sir,

Sub: Residential building – District Town and Country planning Office in the land bearing T.S.No: 38/1, Ward – J Udaiyachi, Block – 7 (Extent –520.80 Sqm) Devakottai Panchayat, Devakottai Taluk at Sivagangai District issue of - Technical clearance - issued - Regarding.

Ref:

1) Applicant Mr. K.T.Laxmanan . Online application No: SWP/BPA/221898/2024, Dated: 28.05.2024
2) G.O.138 Housing and Urban Development Department, Dated: 04.06.2004
3) Proceedings of the Director of Town and Country Planning, Chennai Vide letter Roc No. 8172/1997/MP2 Dated 24.04.1997.
4) G.O.86 Housing and Urban Development Department, Dated: 28.03.2012
5) G.O.85 Housing and Urban Development Department, Dated: 16.05.2017.
6) G.O.01 Housing and Urban Development Department, Dated: 05.01.2021
7) G.O.53 Housing and Urban Development Department, Dated: 16.04.2018
8) G.O.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9) G.O.16, Department of Municipal Administration and Water Supply, dated: 31.01.2020
10) G.O.53 Housing and Urban Development Department, Dated: 16.04.2018 and G.O.18, Housing and Urban Development Department, Dated: 04.02.2019
11) G.O.54, Housing and Urban Development Department, Dated: 12.03.2020
12) Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2, Dated: 16.04.2009.
13) Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
14) Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
15) Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No.14227/2017/CP, Dated: 14.12.2017.
16) Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 and 14.08.2021.
17) Circular from the Director of Town and Country Planning, Roc No. 7963/2022/K1, Dated: 23.04.2022
18) Demand payment Request Letter, Dated: 01.06.2024.
19) Applicant demand remittance letter ,dated:02.06.2024

ORDER

An application seeking Technical Clearancefor the Proposed construction of the Residential Building in the land bearing T.S.No: 38/1, Ward – J Udaiyachi, Block – 7 (Extent –520.80 Sqm) Devakottai Panchayat, Devakottai Taluk at Sivagangai District was received through online portal of this department vide reference first cited above and processed duly following the parameters and procedure laid down in the TamilNadu Combined Development Building Rules, 2019 and the building parameters were observed/assessed as detailed below;

SL.NO.	DESCRIPTION	FSI AREA IN SQ.M	NON FSI AREA IN SQ.M	TOTAL AREA IN SQ.M
1	STILT FLOOR AREA	25.00	10.01	35.01
2	FIRST FLOOR AREA	339.25	-	339.25
3	SECOND FLOOR AREA	339.25	-	339.25
4	THIRD FLOOR	339.25	-	339.25
4	TERRACE FLOOR AREA	-	13.18	13.18
	TOTAL FLOOR AREA	**1042.75**	**23.19**	**1065.94**
SITE AREA = 520.80 SQ.M				
FLOOR SPACE INDEX = 2.00<2.00				
NO.OF CAR PARKING PROVIDED = 08 NOS NO.OFPHYSICALLY CHALLENGED PARKING = 02 NOS.				
NO.OF TWO WHEELER PARKING PROVIDED=12 NOS				

Technical Clearance for Proposed construction of the Residential building Is hereby conveyed by earmarking the boundary of the site has been marked as **"A,B,C,D"** and the Technical Clearance has been issued under section 47A of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP(SIVAGANGAI DISTRICT) No:13/2024** has been accorded the following conditions and special conditions.

The Planning Permission issued with the following special condition/Conditions:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

2. Planning permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 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.

3. Conditions mentioned in the No objection Certificates obtained from the central and state Govt Departments must be followed scrupulously.

4. The Provisions in the G.O.(Ms)No.17, Housing and Urban development(UD(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.

5. "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 if it only after registering the Real Estate project with the Real Estate Regulatory Authority.

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. Only the applicant's entitlement to development is verified in the documents submitted with 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 van settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

7. According to G.o.No.18, Municipal Administration and Water Supply Department, Dated: 04.02.2019 construction Continuation certificate should be obtained from this office for the Planning Permission approved building at the time of Plinth Level and Last Story itself. After completion if the building works Completion Certificate to obtain from this by the applicant.

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

9. As per Tamil Nadu Combined Development and Building Rules 11. 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.

d.The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.

e. Workmanship, soundness of structure and materials used.

f. Quality of building services and amenities the construction of building.

g. Other requirements or licences or clearance required for the site or premises or activity under various other laws.

Condition:

1. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected the 1/3 portion of total terrace area.

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

3. No additions / alterations to be made without necessary permission off this office. In case any alterations required proper revised approval should be obtained.

4. Rain water harvesting should be provided as per the directions mentioned in G.O.18,

Department of Municipal Administrations and Water Supply, Dated:04.02.2019.

5. 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.

6. Mosquito netting to be provided at OHT and well.

7. As per G.O.No. 41 Municipal Administration and Water Supply Department, dated. 03.11.2004 U Trap in the septic tank design to be provided.

8. Fly Ash bricks and Materials to be used Mandatory.

9. As per G.O.16 a Display board size 60cm x 120cm to bee reacted which show site details,

Building details and municipality engineer details at the place of construction.

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

11. If any court case would be pending with reference to this proposal, The Technical Concurrence would be treated ad INVALID.

12. The Applicant /developer and also the architects / Licenced 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.

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

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

15.As per G.o.79 Housing and Urban Development Department, dated:04.05.2017, in case of non planned area rule 3 it has been requested to collect Rs.1000/- as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3 % Market Land value as Land Conversion Charges, before issuing the final approval

Head of Account: 0217 Urban Development – 60 other Urban Development Schemes – 800 Other Receipts – As Receipts under Land Use Conversion charges – 27 Non Taxation Fees-09 collections (DPC: 0217- 60-800-As 22709)

The fees / Charges collected from the applicant are as follows:

Scrutiny Fees	-	Rs. 2867.00	28.05.2024
Centage Charge for Building	-	Rs. 15000.00	02.07.2024
Centage for Land	-	Rs.600.00	02.07.2024
Infrastructure and Amenities Charges	-	Rs.196460.00	02.07.2024
Security Deposit Charges	-	Rs 98230.00	02.07.2024

Display Board Charges	-	Rs. 1500.00	02.07.2024
CC Charges	-	RS.11248.00	02.07.2024
Premium FSI charge	-	Rs.62020.00	02.07.2024

Hence, the proceedings of the Technical clearance along with drawings are forwarded herewith. The local authority shall accord permission/approval after collecting requisite fees / charges as applicable and the copy of the approval issued to the applicant shall be forwarded to this office through e-mail id:dtcpsvga@gmail.com for record.

Encl: Building Plan Map

Copy To:

1.The Commissioner,
Devakottai Municipality,
Devakottai Taluk,
Sivagangai District.

2. Mr.KT LAKSHMANAN,
A4 MUTHUNATHAR KAILASH APARTMENT,
227 EAST ADAYAVALANJAN STREET SRIRANGAM ,
TIRUCHIRAPPALLI - 620006



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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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