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PROCEEDINGS OF THE ASSISTANT DIRECTOR(FAC),
SIVAGANGAI DISTRICT TOWN AND COUNTRY PLANNING OFFICE ,
Date: 0 2 .02.2024
PRESENT: A r . A .Prabakaran, B.Arch.,M.C.P,
ASSISTANT DIRECTOR(FAC)
(TECHNICAL CLEARANCE)

Online Building Plan Application – Planning Permission Application Number : :
SWP/BPA/0043555/2023, Dated on 26.10.2023

Sir,

Sub: Residential Building (Dwelling units 12nos) - District Town and Country planning Office, Sivagangai District, in the land bearing T.S.no:464 (Old T.S.no:3pt) , Plot no:56 at Ward-3, Block-1, Karaikudi Taluk, Karaikudi Municipality at Sivagangai District issue of - Technical clearance - issued – Regarding

Ref:
1) Applicants Mr.N.Sabarathinam. Online application No: SWP/BPA/0043555/ 2023, Dated on 26.10.2023
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.54, Housing and Urban Development Department, Dated: 12.03.2020
11) Circular from the Director of Town and Country Planning, Roc No.7486/2009/PA2,Dated: 16.04.2009.
12) Circular from the Director of Town and Country Planning, Vide Letter Roc No.21075/2009/PA1, Dated: 27.06.2012.
13) Circular from the Director of Town and Country Planning, Vide Letter Roc No.12201/2017/PA1, Dated: 22.09.2017.
14) Circular from the Director of Town and Country Planning, Chennai Vide Letter RocNo.14227/2017/CP, Dated: 14.12.2017.
15) 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.
16) Circular from the Director of Town and Country Planning, Roc No.7963/2022/K1, Dated: 23.04.2022
17) Demand payment Request Letter, Dated: 08.01.2024.
18) Applicant demand remittance letter, dated:20.01.2024

ORDER

An application seeking Technical Clearance for the Residential Building (Dwelling units 12nos) in the land bearing T.S.no:464 (Old T.S.no:3pt) , Plot no:56 at Ward-3, Block-1, Karaikudi Taluk, Karaikudi Municipality 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 Tamil Nadu Combined Development Building Rules, 2019 and the building parameters were observed/assessed as detailed below;

SL.NO.	DESCRIPTION	NON FSI AREA IN SQ.M	FSI AREA IN SQ.M	TOTAL AREA IN SQ.M
1	Stilt floor Area	410.08	31.75	441.83
2	First floor Area	-	441.83	441.83
3.	Second floor Area	-	441.83	441.83
4.	Third floor Area	-	441.83	441.83
5.	Terrace floor Area	33.06	-	33.06
	TOTAL FLOOR AREA	**443.14**	**1357.24**	**1800.38**
SITE AREA = 651.50 SQ.M				
FLOOR SPACE INDEX = 2.083				
PREMIUM FSI CHARGE OF RS:490000/- PAID BY APPLICANT IN RESPECTIVE PORTAL				
CAR PARKING REQUIRED - 14 Nos CAR PARKING PROVIDED - 14 Nos				

Technical Clearance for the Residential Building (Dwelling units 12nos), with the site boundaries earmarked as **"A,B,C,D"**and the Technical Clearance has been issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP (SIVAGANGAI DISTRICT) No:01/2024** and Duration of Permission from **02.02.2024 to 01.02.2032**(8Years) has been accorded the following conditions and special conditions.

Conditions:

1. Solar Water Heating system and solar photo voltaic panels shall be installed as earmarked in the plan and as prescribed in Rule 44 of TNCDBR 2019.
2. Vehicle Parking stalls shall be properly earmarked in the site and be utilized for the purpose for which earmarked in the plan.
3. The open spaces shall be retained as earmarked in the plan.

4. No changes in the building for which concurrence conveyed shall be made without the permission of this department.
5. The rain water harvesting system shown in the plan shall be properly installed/constructed and implemented as stipulated in GO Ms. No. 18 and 16 of Municipal Administration and Water Supply Department dated 04-02-2019 &31-01-2020 respectively.
6. Mosquito's nets for the Wells and Over head tanks shall be installed.
7. Firefighting equipment shall be installed in the appropriated places as prescribed by the Fire and Rescue Services Department.
8. The Prescribed taps shall be installed in the septic tanks as prescribed in the GO Ms. No. 341 of Municipal Administration and Water Supply Department dated 03-11-2004.
9. It is highly encouraged to use Fly ash bricks for the constructions as prescribed by the Environment and Forest Departments.
10. Copy of approved drawings and plans shall be displayed in the site during constructions by installing the display board of size 1200mm x 600mm.

Special Condition:

1. Planning Permission/Technical clearance/Concurrence is issued in accordance with the provisions of the Tamil Nadu Town and Country Planning, Act 1971 and its subsequent amendments and the rules made there under and does not cover the structural stability aspects including the safety during the constructions which are covered under the building rules under the Local bodies Act. It shall be the responsibility of the applicant/Developer/Registered professionals to ensure the adequacy of the structures and safety measures during the process of construction.

2. This office has not legally certified the title to the ownership by granting Planning Permission/Technical clearance/Concurrence. Only the entitlement to develop the land by the applicant alone is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer /seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. this office is not the appropriate authority to decide on this.

3. The applicant shall submit Completion report in form 5 along with form 6,7 and 8 Prescribed in Annexure XIV of TNCDBR 2019, to obtain Completion certificate and shall comply all the regulation stipulated in the rule 20 of TNCDBR 2019 in this regard.

4. Conditions stipulated in the No objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

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

Scrutiny Fees	-	Rs.3617 +Rs.1000 paid by DD
Centage Charge for Building	-	Rs.1500.00
Centage for Land	-	Rs.300.00
Infrastructure and Amenities Charges	-	Rs256620.00
Security Deposit Charges	-	Rs.128310.00
Display Board Charges	-	Rs.1500.00
CC Charges	-	Rs.22065.00
Flag Day Fund	-	Rs.10000.00
OSR Charges	-	Not Applicable
Shelter Fund	-	Not Applicable
Premium FSI charge	-	Rs.490000.00

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.

Assistant Director (FAC),
District Town and country planning,
Sivagangai District

Encl: Building Plan Map

Copy To:

1. The Commissioner,
   Karaikudi Municipality,
   Sivagangai District.

2. Mr.N.SABARATHINAM ,
   157/4,VELLAIYAPPAN STREET,
   Devakottai,Sivagangai - 630302

Signature valid
Signed by: Assistant Director
Location:Sivagangai
Date:2024.02.02 14:12:05





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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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