

**DIRECTORATE OF TOWN AND COUNTRY**

**Online Building Plan Application-Planning Permission**

Dated: 12/2/22 4:57 PM

From:

Joint Director / Deputy Director / Assistant

Kajamalai Main Road,  
Kajamalai,  
Tiruchirappalli – 620 023.

TO:

Thiru.M. ANAND  
F.N.-T1, Rohini GrandAA26, Sivaprakasam Salai,  
Anna Nagar, Thennur,  
Trichy -17

Online Application Number:

SWP/BPA/002296/2022

Submitted Date :

Sir,

Subject:

Building - District Town and country Planning Office -  
Tiruchirappalli District / city corporation, K.Abishekapuram Zone, Thennur, Annanagar, Ward-Y, ( old ward -  
E)Block No.24, T S No.4/2 and 7/4 site extent of 455.00Sq.m.  
The FSI Area of the building is 1038.60 sq.m-To construct a Residential apartment building planning permission  
Order issued -reg.

Reference:

- 1) Applicant Thiru.M ANAND , their SWP Application No. BPA/002296/2022, dated-14.10.2022, scrutiny reference no; TQ3RM0BJ
- 2) This office letter dated.14.11.2022 (to the Applicant fee requested)
- 3) Date of receipt of payment from Applicant 29.11.2022
- 4) G.O.No.138, Department of Housing and Urban Development Dated 04.6.2004.
- 5) G.O.No. 86 Housing and Urban Development Department Dated 28.03.2012
- 6) G.O.No. 85, Housing and Urban Development Department Dated 16.05.2017
- 7) G.O.No.1, Department of Housing and Urban Development Date 05.01.2021
- 8) G.O.No.18, and 16 Municipal Administration and Water Supply Department Dated 4.2.2019 and 31.01.2020
- 9) Circular of Commissioner of DTCP, Chennai NO.4367/2019 PA2 dated 7.3.2019 and 14.3.2019
- 10) Circular of Commissioner of DTCP, Chennai NO.7486/2009 PA2 dated 16.04.2009
- 11) Circular of Commissioner of DTCP, Chennai NO.21075/2009/PA1 dated 27.06.2012
- 12) Circular of Commissioner of DTCP, Chennai NO.12201/2017/PA1 dated 22.09.2017
- 13) Circular of Commissioner of DTCP, Chennai N.K.No.14227/2017/ CP dated 14.12.2017
- 14) Circular of Commissioner of DTCP, Chennai Letter Na.Ka. No. : 4367/2019/ BA2, Dated : 06.11.2019 and 14.08.2021
- 15) Director of DTCP, Chennai, Power Delegation Circular ROC No. 7963/2022/K1, dt.23.04.2022
- 16) G.O.No.19, Department of Housing and Urban Development UD4(1)Date 02.03.2022

Body of the letter:

**ORDER:**

Tiruchirappalli District, / city corporation, K.Abishekapuram Zone, Thennur, Annanagar, Ward-Y, ( old ward - E) Block No.24, T S No.4/2 and 7/4 site extent of 455.00Sq.m. The FSI Area of the building is 1038.60 sq.m. To construct a Residential apartment building (stilt+5 floors) .Site Approval under earmarked "ABCD" with Building Plan Planning Permission No.:

PP / JD-DTCP(TD).NO.: 143 / 2022,

Details of the proposed building are as follows

1. stilt floor ( Non FSI area) =207.72Sq.m -
  - 2). First Floor - FSI area = 207.72Sq.m
  - 3). second Floor- FSI area =207.72Sq.m
  - 4). Third Floor - FSI area =207.72Sq.m
  - 5).Fourth Floor - FSI area =207.72Sq.m
  - 6).Fifth Floor - FSI area =207.72Sq.m
  - 7).Head Room (Non FSI area) = 23.46 Sq.m.
- Total built up Area = 1269.78 Sq.m.  
FSI = 2.28 >2.0

The planning permit Expires on-01.12.2030

**Special Conditions:**

- 1) 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 is issued subject to the condition that 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.
- 2) It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
- 3) On the clearance certificate obtained from Central State Govt All the mentioned conditions must be followed.
- 4) "Urban Development Department legal technical permission/plan permission  
Land title in the name of the applicant by providing Not confirmed. For grant of technical clearance Among the documents previously submitted with the applicant's application( Sale Deed, lease deed, bond, grant, public authority deed and so on) whether the applicant is entitled to development only checked. thereby to the applicant as a first step  
It is seen whether there is a right to develop."Any person who wishes to purchase the property, to the applicant The ownership of the property should be confirmed separately.And if any other individual claims over it. It can be resolved before a court of competent jurisdiction.The Department of Urban Development is not the appropriate body to decide this.
- 5) The location of constructions is visible to the general public as per development control rules on the board(FSI), openings (setback), parking and so on
- 6) The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated 22.6.2017 have approved the Tamil Nadu Real Estate (Regulation and Development) 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

**Conditions**

- 1) Solar Water heating system for proposed building construction should be set up.

- 2) Parking area as intended in the map should be used for purpose.
- 3) The openings shown on the plot shall be positioned accordingly
- 4) Any deviation in the building contrary to the currently approved drawing Do not change. If making changes Prior permission of this authority should be obtained.
- 5) Rainwater harvesting facilities as shown in the map, G.O No.18, and 16, Municipal Administration and Water Supply Department Dated. To be implemented in the building as on 04.02.2019 and 31.01.2020.
- 6) Sewage from the proposed building through private vehicles Evacuation, protected drinking water facility for beneficiaries and others Water facility as required by the petitioner at his own cost should be done.
- 7) For drinking water overhead tank and well located in the plot Mosquito repellent should be installed.
- 8) Fire prevention as required by law in the proposed construction and Fire extinguishers should be installed.
- 9) G.O.No.341, Department of Municipal Administration and Drinking Water Supply (N.N.1). As on 3.11.04 U trap should be installed in septic tank.
- 10) proposed building as per notification of Environment and Forest Department Fly Ash bricks and materials should be used.
- 11) Sewage under section 25 of the Tamil Nadu Pollution Control Board Act 1974 Due permission should be obtained regarding evacuation.
- 12) G.O.No.17, Department of Housing and Urban Development dated 5.2.2016- At a minimum of 10 cm per kilowatt of electricity as per 1/3 of the upper floor area to be set up with Solar Photo Voltaic Panels At a minimum of 10 cm per kilowatt of electricity as per 1/3 of the upper floor area to be set up with Solar Photo Voltaic Panels
- 13) As per G.O.No.79, Department of Housing and Urban Development dated 4.5.2017 in non planning area has been requested to collect Rs.1000 as scrutiny fees for each plot. And under rule No:9 concerned local body should collect the 3% market Value for Land Conversion Charges before issuing the final Approval
- Head of Account  
0217 Urban development – 60 Other 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 following fees are paid by the Applicant to the appropriate Government account head

- 1) Scrutiny Fee Rs. 1625/- Dt.14.10.2022
- 2) Security Deposit Rs. 98700/- Dt. 29.11.2022
- 3) Display Board fee Rs. 1500 /- Dt. 29.11.2022
- 4) Centage Charge Rs.3000 /-Dt. 29.11.2022
- 5) Infrastructure and Amenities Charges- Rs. 197400 /-Dt. 29.11.2022
- 6). Development charge- Rs. 7260 /-Dt. 29.11.2022
- 7). completion certificate charge Rs. 13669.01/- Dt. 29.11.2022
- 7). Premium FSI charge Rs. 1656072/- Dt. 29.11.2022

Document certified by Valavanthan  
Ramasamy.

Signed by: Joint Director  
Location: Tiruchirappalli  
Date: 2022.12.02.16:57:53

Copy To,  
1). The commissioner,  
Tiruchirappalli corporation,  
Tiruchirappalli

JD/DD/AD  
District Town & Country Planning Office District

**கட்டிட அனுமதி உத்தரவு**

க.வி.எண்:086/CP/22-23/0080287  
பி.ஏ எண்:086/BPA/2022/03395

உ.ஆணை:086/BL/2023/00420

நாள் :11/03/2023

பொருள்: கட்டிட அனுமதி திருச்சிராப்பள்ளி மாநகராட்சி, கிராமம்: நகரளவு எண்: 4,7, தொகுதி: Y, பகுதி: 24, கதவு/மனை எண்:A17/1 கட்டிட அனுமதி வழங்கி உத்தரவிடுதல்  
பார்வை : லட்சுமி சுப்பிரமணியன் என்பவரது 30-Dec-2022 ம் தேதிய விண்ணப்பம்.  
மனையின் பரப்பளவு-5000.000 சதுர அடி

S.No	Build Floor Name	UsageName	BuildupSqft
1	Stilt Floor	RESIDENTIAL	2235.900
2	First Floor	RESIDENTIAL	2235.900
3	Second Floor	RESIDENTIAL	2235.900
4	Third Floor	RESIDENTIAL	2235.900
5	Fourth Floor	RESIDENTIAL	2235.900
6	Fifth Floor	RESIDENTIAL	2235.900
7	Lift and Headroom	RESIDENTIAL	252.520
<b>Total Sqft</b>			<b>13667.920</b>

செலுத்தப்பட்ட கட்டணங்களின் விவரம் பின்வருமாறு

S.No	கட்டணம்	தொகை ரூ.
1	தண்ணீர் தொட்டி	225.00
2	கட்டிட உரிமையாணைக் கட்டணம்	141440.00
3	மனை அங்கீகரிக்க	4875.00
4	மழை நீர் சேகரிப்பு முன் வைப்புத் தொகை	25000.00
5	பொருள் சேகரிப்புக் கட்டணம்	42120.00
6	கழிவறை	2300.00
7	பாதாள சாக்கடை முன்வைப்புத் தொகை	100000.00
8	ஆழ்துளை கிணறு அமைக்க	600.00
<b>Total Amount</b>		<b>316560.00</b>

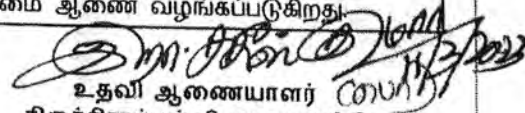
Receipt No	Receipt Date	Amount	Payment Mode
086/CP/22-23/0106137	24/Feb/2023	316560.00	Online

Fees Description	DD/Challan No	DD/Challan Date	Amount
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**உத்தரவு :**  
2008-ம் ஆண்டின் திருச்சிராப்பள்ளி மாநகராட்சி சட்டம் 275, 276-வது பிரிவின் கீழ் கட்டிடம் கட்ட உத்தேசிக்கப்பட்டுள்ள கிராமம்:கதவு/மனை எண்:A17/1, அண்ணா நகர், ULAVAR CHANDAI, தென்னூர் , தொகுதி: Y, பகுதி: 24, நகரளவு எண்: 4,7, உள்ள இடத்தை அங்கீகரித்து வரைபடத்தில் குறிப்பிட்டுள்ளவாறு மாறுதல் கட்டிடம்/ கூடுதல் கட்டிடம்/ புதுப்பித்து கட்டிக்கொள்ள கீழ்க்கண்ட நிபந்தனைகளுடன் அனுமதி வழங்கப்படுகிறது. அங்கீகரிக்கப்பட்ட வரைபடங்களின் ஒரு தொகுப்பு இத்துடன் இணைக்கப்பட்டுள்ளது.  
கட்டிடம் கட்ட குறித்த இடத்தில் கட்டிடத்தை வரைபடத்தில் வரைந்துள்ளபடி/ திருத்தப்பட்டபடி கீழ்க்கண்ட கட்டுப்பாடுகளுக்கு 11/03/2023 தேதியில் இருந்து 10/03/2028 தேதிக்குள் கட்டிக்கொள்ள உரிமை ஆணை வழங்கப்படுகிறது.

பெறுபவர்,

லட்சுமி சுப்பிரமணியன்  
A17, அண்ணா நகர், ULAVAR CHANDAI, தென்னூர்

  
 உதவி ஆணையாளர்  
 திருச்சிராப்பள்ளி மாநகராட்சி  
 வார்டு குழு அலுவலகம்-V,  
 11/03/2023

நகல் : இளம் / உதவி பொறியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட தேதியை தெரிவிக்க  
நகல் : வருவாய் உதவியாளர் - கட்டிடம் கட்டி முடிக்கப்பட்ட பின்னர் கட்டிடத்திற்கு வரிவிதித்து  
வரிவிதிப்பு எண்ணை தெரிவிக்க  
நகல் : வருவாய் பிரிவு எழுத்தர்.

