



TAMIL NADU GOVERNMENT GAZETTE

PUBLISHED BY AUTHORITY

No. 24]

CHENNAI, WEDNESDAY, JUNE 17, 2015
Aani 2, Manmadha, Thiruvalluvar Aandu – 2046

Part VI—Section 1

Notifications of interest to the General Public
issued by Heads of Departments, Etc.

NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

CONTENTS

	<i>Pages.</i>
GENERAL NOTIFICATIONS	
Declaration of Multistoried Building Area for Construction of Residential Buildings at Mathur Village / Panchayat, Sriperumbudur Taluk, Chengalpattu Region, Kancheepuram District.	174-175
Declaration of Multistoried Building Area for Construction of Residential Buildings at Oragadam and Mathur Village Sriperumbudur Taluk, Kancheepuram District.	175-176
Declaration of Multistoried Building Area for construction of Residential Buildings at Thatchur-I, Peruncheri Village, Andarkuppam Panchayat, Ponneri Taluk, Tiruvallur District.	177-178
Variations to the Approved Master Plan for the Coimbatore Local Planning Area.	178

NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

GENERAL NOTIFICATIONS

Declaration of Multistoried Building Area for Construction of Residential Buildings at Mathur Village/Panchayat Sriperumbudur Taluk, Chengalpattu Region, Kancheepuram District.*(Roc. No. 16959/2014/Special Cell)*

No. VI(1)/156/2015.

The land comprising Survey Numbers: 18/2; 20/1, 2, 3, 4, 5A, 5B; 22/1, 2; 23/1, 2; 24pt; 25/1, 2; 26/1, 2; 27/1pt, 2, 3, 4, 5; 28/1, 2, 3A, 3B, 4, 5A, 5B, 6, 7; 29/1, 2A1, 2A2, 2B, 30/6pt 7pt; 35/3pt, 36/1pt, 2; 37/1A, 1Bpt, 2pt; 38/1pt, 2pt, 39/1pt; 40/1pt, 2pt, 41/2, 3A, 3B, 82/1A, 83/1pt, 2, 3pt, 4, 5; 84pt, 85; 86; 87; 88/2pt, 89/1Apt, 1Bpt, 2pt, 90/6pt; 92/1 pt; 97/7pt, 8pt of Mathur Village/Panchayat, Sriperumbudur Taluk, Kancheepuram District, Chengalpattu Region having an extent of 106383.50 Sq.m is declared as Multistoried Building area for construction of **Residential** Buildings as per Tamil Nadu Multistoried and Public Building Rules, 1973 and instructions, thereof. In addition to that, it is also requested to ensure the compliance of the following conditions at the time of clearing the building plans.

Conditions :

1. The Multistoried building for **Residential** use should be constructed with the conditions that the building should satisfy the parameters of floor Space Index, Plot Coverage etc., The applicant should obtain necessary clearance and No Objection Certificate (NOC) for the plans from the Authorities viz. Commissioner of Town and Country Planning, Highway Department, Traffic Police Department, Fire Service Department, Chennai Regional Advisory Committee, Airport Authority, Microwave Authority, Tamil Nadu Pollution Control Board and the applicant should obtain EIA clearance from the Ministry of Environment and Forest Department, Government of India as per Central Government's latest notification and submit it to the authority concerned.

2. Multi-storied Building should be earthquake resistive structure. The building shall be designed by the Registered Professional Structural Engineer who shall also sign in all the plans.

3. The Multi-storied Building should be designed based on NBC 2005 and an undertaking to this effect should be given by the developer to this office.

4. Ramp must be provided to lift room for the use of physically challenged persons.

5. Ramp ratio should be mentioned in the plan as 1:10

6. Sufficient parking space should be provided near the entrance for physically challenged persons.

7. Suitable drainage facilities and sewage treatment plant should be provided within the complex.

8. Sufficient lifts must be provided as per Tamil Nadu Lifts Act and Rules 1997 and the building should satisfy all the Multistoried and Public Building Rules 1973.

9. Fire Extinguishers should be provided wherever necessary and also no-objection certificate must be obtained from the Fire Service Authority.

10. Rain Water Harvesting must be provided as per the G.O.Ms.No.138, MA&WS Department, dated 11-10-2002 and the arrangements should follow the contour at the site. Detailed Map should be produced.

11. Suitable arrangements should be made for tapping solar energy in the buildings, as per G.O. Ms. No.112, MA&WS Department, dated 16-8-2002.

12. FSI and plot coverage should be adopted as per rules and regulations and instructions thereof applicable for Multistoried Building.

13. Height between each floor shall not be less than 3 m.

14. Open stair case for emergency escape should be provided in the building.

15., Expansion joints of 75 mm gap have to be provided in the building at 45 meters Intervals.

16. No objection certificate from Highways and Rural Works Department about road widening, if any should be provided.

17. Necessary Lightning arresters should be provided.

18. The adequacy of STP has also to be certified by an authority for recycling of waste water.

19. The applicant should furnish the full detailed report about the water supply (both drinking and other purposes) and necessary undertakings to obtain water from the Government desalination plants to provide sufficient water supply to the consumers in the building with excessive extraction of more ground water in that area.

20. Affidavit regarding stability of the building which has to be duly signed by the Architect, owner and structural design engineer in a Rs.100/- stamp paper on the following norms.

Structural designs are made after conducting due soil test of the site as per National Building Code 2005 and amendments thereof so as to be safe against all natural calamities like earthquake etc., and the structure will be safe in all respects and we all are held responsible for the structural safety/stability.

(1) Signature of the applicant / owner

(2) Signature of the Architect with seal and registration Number.

(3) Signature of the Structural Design Engineer with seal and registration Number.

21. The applicant should submit a detailed report on the Rain Water Harvestings Arrangements based on the contour of the site with sketches and contour Map.

22. Culverts if necessary are to be constructed across the water channel by the applicant at his own expenses for which necessary NOC has to be obtained from the concerned department and produced while submitting building plans for approval.

23. Maximum height of the building should be 60 metre.

Special Conditions :

1. The conditions mentioned in the NOC of SE, WRO, Lower Palar drainage divisions, Kancheepuram dated: 14-6-10 should be followed.

2. The conditions given in Tahsildhar NOC, Sriperumbudur for this proposed area should be followed.

Chennai-600 002,
27th May 2015.

R. KIRLOSH KUMAR,
Director of Town and Country Planning.

Declaration of Multistoried Building Area for Construction of Industrial Buildings at Oragadam and Mattur Village, Sriperumbudur Taluk, Kancheepuram District.

(Roc.No.5547/2015/Special Cell)

No.VI(1)/157/2015.

The land comprising Survey Numbers: Plot No. B25 Part of approved SIPCOT Layout (Oragadam) L.P/DTCP No. 13/2011 of Oragadam and Mattur Village, Sriperumbudur Taluk, Kancheepuram District having an extent of 491082.20 Sq.m. is declared as Multistoried Building Area for construction of Industrial Buildings as per Tamil Nadu Multistoried and Public Building Rules, 1973 and instructions thereof. In addition to that, it is also requested to ensure the compliance of the following conditions at the time of clearing the building plans.

Conditions:

1. The Multistoried building for Industrial use should be constructed with the conditions that the building should satisfy the parameters of Floor Space Index, Plot Coverage etc., The applicant should obtain necessary clearance and No Objection Certificate (NOC) for the plans from the Authorities viz. Commissioner of Town and Country Planning, Highways Department, Traffic Police Department, Fire Service Department, Chennai Regional Advisory Committee, Airport Authority, Microwave Authority, Tamil Nadu Pollution Control Board and the applicant should obtain EIA clearance from the Ministry of Environment and Forest Department, Government of India as per Central Government's latest notification and submit it to the authority concerned.

2. Multi-storied Building should be earthquake resistive structure. The building shall be designed by the Registered Professional Structural Engineer who shall also sign in all the plans.

3. The Multi-storied Building should be designed based on NBC 2005 and an undertaking to this effect should be given by the developer to this office.

4. Ramp must be provided to lift room for the use of physically challenged persons.
5. Ramp ratio should be mentioned in the plan as 1:10
6. Sufficient parking space should be provided near the entrance for physically challenged persons.
7. Suitable drainage facilities and sewage treatment plant should be provided within the complex.
8. Sufficient lifts must be provided as per Tamil Nadu Lifts, Act and Rules 1997 and the building should satisfy all the Multistoried and Public Building Rules 1973.
9. Fire Extinguishers should be provided wherever necessary and also no-objection certificate must be obtained from the Fire Service Authority.
10. Rain Water Harvesting must be provided as per the G.O.Ms. No. 138, MA&WS Department, dated 11-10-02 and the arrangements should follow the contour at the site. Detailed Map should be produced.
11. Suitable arrangements should be made for tapping solar energy in the buildings, as per G.O.Ms. No.112, MA&WS Department, dated 16-8-2002.
12. FSI and plot coverage should be adopted as per rules and regulations and instructions thereof applicable for Multistoried Building.
13. Height between each floor shall not be less than 3m.
14. Open stair case for emergency escape should be provided in the building.
15. Expansion Joints of 75mm gap have to be provided in the building at 45 meters Intervals.
16. No objection certificate from Highways and Rural Works Department about road widening, if any should be provided.
17. Necessary Lightning arresters should be provided.
18. The adequacy of STP has also to be certified by an authority for recycling of waste water.
19. The applicant should furnish the full detailed report about the water supply (both drinking and other purposes) and necessary undertakings to obtain water from the Government desalination plants to provide sufficient water supply to the consumers in the building with excessive extraction of more ground water in that area.
20. Affidavit regarding stability of the building which has to be duly signed by the Architect, owner and Structural Design Engineer in a Rs. 100/- stamp paper on the following norms.
 1. Signature of the applicant/owner
 2. Signature of the Architect with seal and registration number.
 3. Signature of the Structural Design Engineer with seal and registration number.
21. The applicant should submit a detailed report on the Rain Water Harvestings Arrangements based on the contour of the site with sketches and contour Map.
22. Culverts if necessary are to be constructed across the water channel by the applicant at his own expenses for which necessary NOC has to be obtained from the concerned department and produced while submitting building plans for approval.
23. Maximum height of the building should be 30 metre.

**Declaration of Multistoried Building Area for Construction of Residential Buildings at Thatchur-I,
Peruncheri Village, Andarkuppam Panchayat, Ponneri Taluk, Tiruvallur District.**

(Roc.No.8783/2015/Special Cell)

No.VI(1)/158/2015.

The land comprising S.Nos.22/1C, 1D, 23/3A, 3B, 4A, 4B, 5A1, 5A2, 5C, 24/2A, 2B, 4A1, 4A2, 4A3, 4A4, 4A5, 4B; 25/2; 26/1A, 2A, 2B, 2C of Thatchur-I, Peruncheri Village, Andarkuppam Panchayat, Ponneri Taluk, Tiruvallur District having an extent of 56950 Sq.m. is declared as Multistoried Building area for construction of **Residential Building** as per Tamil Nadu Multistoried and Public Building Rules, 1973 and instructions thereof. In addition to that, it is also requested to ensure the compliance of the following conditions at the time of clearing the building plans.

Conditions:

1. The Multistoried building for Residential use should be constructed with the conditions that the building should satisfy the parameters of Floor Space Index, Plot Coverage etc., The applicant should obtain necessary clearance and No Objection Certificate (NOC) for the plans from the Authorities viz. Commissioner of Town and Country Planning, Highways Department, Traffic Police Department, Fire Service Department, Chennai Regional Advisory Committee, Airport Authority, Microwave Authority, Tamil Nadu Pollution Control Board and the applicant should obtain EIA clearance from the Ministry of Environment and Forest Department, Government of India as per Central Government's latest notification and submit it to the authority concerned.

2. Multi-storied Building should be earthquake resistive structure. The building shall be designed by the Registered Professional Structural Engineer who shall also sign in all the plans.

3. The Multi-storied Building should be designed based on NBC 2005 and an undertaking to this effect should be given by the developer to this office.

4. Ramp must be provided to lift room for the use of physically challenged persons.

5. Ramp ratio should be mentioned in the plan as 1:10

6. Sufficient parking space should be provided near the entrance for physically challenged persons.

7. Suitable drainage facilities and sewage treatment plant should be provided within the complex.

8. Sufficient lifts must be provided as per Tamil Nadu Lifts Act and Rules 1997 and the building should satisfy all the Multistoried and Public Building Rules 1973.

9. Fire Extinguishers should be provided wherever necessary and also no-objection certificate must be obtained from the Fire Service Authority.

10. Rain Water Harvesting must be provided as per the G.O. Ms. No. 138, MA&WS Department, dated 11-10-02 and the arrangements should follow the contour at the site. Detailed Map should be produced.

11. Suitable arrangements should be made for tapping solar energy in the buildings, as per G.O. Ms. No.112, MA&WS Department, dated 16-8-2002.

12. FSI and plot coverage should be adopted as per rules and regulations and instructions thereof applicable for Multistoried Building.

13. Height between each floor shall not be less than 3m.

14. Open stair case for emergency escape should be provided in the building.

15. Expansion Joints of 75mm gap have to be provided in the building at 45 meters Intervals.

16. No Objection Certificate from Highways and Rural Works Department about road widening, if any should be provided.

17. Necessary Lightning arresters should be provided.

18. The adequacy of STP has also to be certified by an authority for recycling of waste water.

19. The applicant should furnish the full detailed report about the water supply (both drinking and other purposes) and necessary undertakings to obtain water from the Government desalination plants to provided sufficient water supply to the consumers in the building with excessive extraction of more ground water in that area.

20. Affidavit regarding stability of the building which has to be duly signed by the Architect, owner and Structural Design Engineer in a Rs. 100/- stamp paper on the following norms.

Structural designs are made after conducting due soil test of the site as per National Building Code 2005 and amendments thereof so as to be safe against all natural calamities like earthquake etc. and the structure will be safe in all respects and we all are held responsible for the structural safety/stability.

1. Signature of the applicant/owner
2. Signature of the Architect with seal and registration number.
3. Signature of the Structural Design Engineer with seal and registration number.

21. The applicant should submit a detailed report on the Rain Water Harvestings Arrangements based on the contour of the site with sketches and contour Map.

22. Culverts if necessary are to be constructed across the water channel by the applicant at his own expenses for which necessary NOC has to be obtained from the concerned department and produced while submitting building plans for approval.

23. Maximum height of the building should be 60 metre.

Chennai-600 002,
1st June 2015.

R. KIRLOSH KUMAR,
Director of Town and Country Planning.

Variations to the Approved Master Plan for the Coimbatore Local Planning Area.

(Roc.No.4855/2014/LPA-2)

No.VI(1)/159/2015.

In exercise of the powers conferred by sub-section (4) of Section 32 of the Tamil Nadu Town and Country Planning Act 1971 (Tamil Nadu Act 35 of 1972) and in exercise of powers conferred by the G.O.Ms.No.94, Housing and Urban Development [UD4(1)] Department, dated 12-6-2009 which has been published in the *Tamil Nadu Government Gazette* No.27, Part II—Section 2, Page No. 228, dated 15-7-2009 the following Variations are made to the Master Plan for the Coimbatore Local Planning Area approved under the said Act and published in the Housing and Urban Development Department Notification No. II(2)HOU/4377/94 at Page 1078 of Part II—Section 2 of the *Tamil Nadu Government Gazette*, dated the 9th November 1994.

VARIATIONS

In the said Master Plan, in the "LAND USE SCHEDULE" under the heading "COIMBATORE LOCAL PLANNING AREA (COIMBATORE CORPORATION AREA)" now Corporation Area under the sub-heading (a) Notified Detailed Development Plan Area, in Kalapatti Detailed Development Plan No. 21, Kalapatti Village.

(i) Against the entry "INDUSTRIAL" for the expression "744, 745" the expression "744, 745" (Except 744/3A1, 3A2, 745/1A1) shall be substituted.

(ii) Against the entry "PUBLIC AND SEMI PUBLIC" the expression 744/3A1, 3A2, 745/1A1 shall be is added.

Coimbatore,
12th June 2015.

C. MATHIVANAN,
*Member-Secretary (Incharge),
Coimbatore Local Planning Authority.*