

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/27/23 3:13 PM

From:

Joint Director / Deputy Director / Assistant

124, GST Road, Municipal Commercial complex,
Chengalpattu 603 001

TO:

To
The Commissioner,
Chengalpattu Municipality,
Chengalpattu Taluk,
Chengalpattu District.

Online Application Number:

SWP/BPA/003551/2022

Submitted Date :

-

Sir,

Subject:

SCHOOL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District & Taluk, Chengalpattu Municipality Melamaiyur Village - Block -8, Ward - VI, (Old S.F.No:197, 220, 221, 226/1 and 228/1A) New T.S.No.46/2 - G+2 Floors - Site Extent - 9430.75 sq.m Builtup Area - 3663.53 Sq.m Proposed Construction of School Building - Technical Approval Issued - Regarding.

Reference:

- 1.Application Reference No.SWP/BPA/003536/2022 Dated:04.12.2022 Scrutiny Reference 7EM6LUB7
Received from M/s. Vivekananda Educational Society
- 2.District Officer, Fire and Rescue services, Chengalpattu District Letter Na.Ka.No.253/V/Chengalpattu 2019
Date: 10.05.2019
- 3.G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 4.G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
- 5.G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
- 7.Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
- 8.G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16
Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
- 9.Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
10. Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and
Country Planning, Chennai (Circular)

11.Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Shelter fund Charges and Display board charges respectively dated. 10.02.2023.

12.Payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Shelter fund Charges and Display board charges received from the applicant respectively on 04.12.2022 & 14.02.2023

Body of the letter: Order:

The application seeking technical approval for the proposed construction of School Building - Chengalpattu District & Taluk, Chengalpattu Municipality - Melamaiyur Village - Block -8, Ward – VI, (Old S.F.No:197, 220, 221, 226/1 and 228/1A) New T.S.No.46/2 - G+2 Floors - Site Extent - 9430.75 sq.m Builtup Area - 3663.53 Sq.m was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed School Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 9th cited above.

The proposed site is boundarised as “A to D”

THE PROPOSED BUILDING AREA:

Site Extent : 9430.75 Sq.m.

S.No. Description FSI Area in Sq.m

1.	Ground Floor Area	1316.26
2.	First Floor Area	1227.22
3.	Second Floor	1120.05
	Total Builtup Area	3663.53

OSR AREA

OSR Area – 1	660.32
OSR Area – 2	285.90
Total OSR Area	946.22

FSI - 0.39

Plot Coverage - 13.96 %

PARKING DETAILS :-

Car Parking Provided	: 15 Nos.
Two Wheeler Parking Provided	: 30 Nos.
Cycle Parking Provided	: 152 Nos.

1)With the above area, the proposed building proposal is given technical approval with the following special and general conditions. The building plan Numbered as SWP/ S.B./A.D.T.C.P(CD3) No.10/2023

2)The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

3)The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

4)If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000/- as envisaged in Government Order under the reference 5th cited above.

SPECIAL CONDITIONS:

1)It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.

2)If any NOC obtained from State and Central Government Departments which conditions mentioned in NOC should be addressed.

3)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 Permissions 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.

4)Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

5)The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

6)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.

7)“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 advertise, market, book, sell or offer of sale, or invite person 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”.

8)Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

CONDITIONS:

1.Solar Water Heating System should be installed for the proposed School Building use construction.

2.The parking slot shall be used for that purpose as intended in the map.

3.The openings shown on the plot should be fixed accordingly.

4.No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.

5.Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.

6.Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.

7.Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.

8.As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 “U” Trap should be installed in septic tank.

9.Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.

10.A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during construction.

11.Wiring should be done by a government approved electrical contractor when the building is constructed.

The fee collected from the applicant are as follows.

1.Scrutiny Fee - Rs.21,388/- Payment Receipt No.202212043536;
Transaction ID : 9445455374319 Dt: 04.12.2022

2. Centage Fee for Building – Rs.6,000/- Payment Receipt No.202302143536;
Transaction ID : 8991524196419 Dt: 14.02.2023

3.Centage Fee for Land – Rs.300/- Payment Receipt No. 202302143536;
Transaction ID : 8991524196419 Dt: 14.02.2023

4.I & A Charges – Rs.13,87,500/- Payment Receipt No. 202302143536;
Transaction ID : 8991524196419 Dt: 14.02.2023

5.CC Charges – Rs.39,824/- Payment Receipt No. 202302143536;
Transaction ID : 8991524196419 Dt: 14.02.2023

6.Security Deposit Fee – Rs.6,93,750/- Payment Receipt No. 202302143536;
Transaction ID : 8991524196419 Dt: 14.02.2023

7.Display Charges – Rs.1,500/- Payment Receipt No. 202302143536;
Transaction ID : 8991524196419 Dt: 14.02.2023

8.Shelter Fund Charges – Rs.1,76,715/- Payment Receipt No. 202302143536;
Transaction ID : 8991524196419 Dt: 14.02.2023

Copy To:

1. M/s. VIVEKANANDA EDUCATIONAL SOCIETY,
No.1053,Krishna Apartments,H Block,
Poonamalle High Road
Purasaiwakkam
Chennai - 600084

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

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