

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/28/23 5:13 PM

From:

Joint Director / Deputy Director / Assistant

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

TO:

To
The President,
Veerapuram Panchayat,
Chengalpattu Taluk,
Chengalpattu District.

Online Application Number:

SWP/BPA/005435/2023

Submitted Date :

-

Sir,

Subject:

SCHOOL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING,
CHENGALPATTU - Chengalpattu District & Taluk, Kattankulathur Panchayat Union - Veerapuram Panchayat
and Village - S.F.No:15/3B1B, 3C1B, 3D2A, 3D2B, 4A1B, 4A2A, 4A2B, 4A3A, 4B2A1, and 15/4B2A2 - G+2
Floors - Site Extent - 9294.00 sq.m FSI Area - 2559.26 Sq.m Proposed Construction of School Building -
Technical Approval Issued – Regarding.

Reference:

1. Application Reference No.SWP/BPA/005435/2023 Dated:10.01.2023 Scrutiny Reference CAR48ITK
Received from M/s. NS Educational Trust.
2. District Collector Office, Chengalpattu, Letter C.No.3098/2022/B2 Dt: 15.11.2022
3. District Officer, Fire and Rescue services, Chengalpattu District Letter Na.Ka.No.11479/A/2022 Date:
07.12.2022
4. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
8. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
9. 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.
10. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)

11. Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)

12. Applicant M/s. NS Educational Trust Demand Paid on Dated: 25.01.2023 (Payment of Centage Fee, I & A Fee, CC Charges, Security Deposit Charges, and Display Board Charges etc.,)

Body of the letter: Order:

The application seeking technical approval for the proposed construction of School Building - Chengalpattu District & Taluk, Kattankulathur Panchayat Union - Veerapuram Panchayat and Village - S.F.No:15/3B1B, 3C1B, 3D2A, 3D2B, 4A1B, 4A2A, 4A2B, 4A3A, 4B2A1, and 15/4B2A2 - G+2 Floors - Site Extent - 9294.00 sq.m FSI Area - 2559.26 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 10th cited above.

The proposed site is boundarised as "A to N"

The proposed Building Area:
Site Extent : 9294.00 Sq.m.

S.No.	Description	FSI Area in Sq.m	Non-FSI Area in Sq.m	Buildup Area Sq.m
1.	Ground Floor	905.27	106.43	1011.70
2.	First Floor	807.81	162.53	970.34
3.	Second Floor	846.18	83.89	930.07
	Total Area	2559.26	352.85	2912.11

FSI - 0.275

PARKING DETAILS :-

Car Parking Provided : 5 Nos.
Two Wheeler Parking Provided : 20 Nos.
Cycle Parking Provided : 200 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/DTCP/CHENGALPATTU/T.C.NO. 05/2023

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 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 6th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -
800 other Receipts - AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

Special conditions:

1) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant 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.

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

3) 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 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 Authority. The applicant has requested to follow the protocols as per instruction given by TNRERA.

4) The fee collected from the applicant are as follows.

1. Scrutiny Fee - Rs.19,765/- Payment Receipt No. 202301125373;
Transaction ID : 4514665079026 Dt: 12.02.2023
2. Centage Fee for Building – Rs.4,000/- Payment Receipt No. 202301255373;
Transaction ID : 6289171008013 Dt: 25.01.2023
3. Centage Fee for Land – Rs.300/- Payment Receipt No. 202301255373;
Transaction ID : 6289171008013 Dt: 25.01.2023
4. I & A Charges – Rs.9,63,750/- Payment Receipt No. 202301255373;
Transaction ID : 6289171008013 Dt: 25.01.2023
5. CC Charges – Rs.31,428/- Payment Receipt No. 202301255373;
Transaction ID : 6289171008013 Dt: 25.01.2023
6. Security Deposit Fee – Rs.4,81,875/- Payment Receipt No. 202301255373;
Transaction ID : 6289171008013 Dt: 25.01.2023
7. Display Charges – Rs.1,500/- Payment Receipt No. 202301255373;
Transaction ID : 6289171008013 Dt: 25.01.2023

Copy To:

1. M/s. NS Educational Trust,
No-B1, 1st floor Rosy Matilada,
27 gopalapuram 1st street,
Mylapore, Chennai-600086.
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