

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/20/23 6:15 PM

From:

Joint Director / Deputy Director / Assistant

No.14, Vivegananda nagar, Dindigul, 624001.

TO:

The President,
Ulliyakottai Panchayat,
Gujiliyamparai Taluk,
Dindigul District.

Online Application Number:

SWP/BPA/003472/2022

Submitted Date :

-

Sir,

Subject:

Industrial Building - Office of the Dindigul District Town and Country Planning – Dindigul Local Planning Area - Dindigul District – Gujiliyamparai Taluk – Ulliyakottai Village and Panchayat – S.F.No. 11/1B2, 12/1A, 15/1C – Site Extent of 10100.00 Sq.m Proposed Industrial Building (H.P -82.48) - Technical clearance issued - forwarded for further action - Regarding.

Reference:

1. Applicant J. Shaji M/s BSG Foods, Online Application No. SWP/BPA/003472/2023, Dated: 01.12.2022
2. G.O.86, Housing and Urban Development Department, dated 28.03.2012.
3. G.O.85, Housing and Urban Development Department, dated 16.05.2017.
4. G.O.18, Department of Municipal Administration and Water Supply dated.04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020
5. G.O.18, Housing and Urban Development Department, dated 04.02.2019
6. Circular from the Commissioner of Town and Country Planning, Roc no.7486/2009/BA2 dated 16.04.2009.
7. Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009/BA1 dated 27.06.2012
8. Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/BA1 dated 22.09.2017
9. Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/Special Cell dated 14.12.2017
10. Circular from the Commissioner of Town and Country Planning, Roc no.19992/2011(1)/Special Cell dated 31.05.2018
11. G.O.53, Housing and Urban Development Department, dated 16.04.2018
12. G.O.138, Housing and Urban Development Department, dated 04.06.2004
13. G.O.01, Housing and Urban Development Department, dated 05.01.2021
14. Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/BA2 dated 05.02.2020.
15. Principal Secretary, Housing and Urban Development Department Roc no.8449/UD4(3)/2020-2 dated 23.09.2020
16. District Officer, Fire and Rescue service department, Dindigul District K.Dis.10798/E1/2022 dated.31.10.2022
17. Demand payment Request letter dated. 25.02.2023

Body of the letter:

With reference to the 1st Cited letter, applicant has requested for the approval of Industrial building at Dindigul District, Gujiliyamparai Taluk – Ulliyakottai Village and Panchayat – S.F.No. 11/1B2, 12/1A, 15/1C – Site Extent of 10100.00 Sq.m. The boundary of the site has been marked as “A To G” and Approval for Site issued vide and numbered as SWP/DTCP/DINDIGUL/Site Approval No: 25/2023. The Technical clearance for the Proposed Construction of Ground Floor + First Floors (H.P -82.48) Industrial building with FSI Area of 2119.81 Sqm in the site has been issued and numbered as SWP/DTCP/DINDIGUL/Building Permission No. 03/2023. Area of the Site –10100.00 Sqm
The Proposed Industrial Building Area

Floor Details

Main Building Block

Ground Floor FSI Area : 1747.72 sq.m, Non FSI Area –Nil, Builtup Area : 1747.72 sq.m

First Floor FSI Area : 153.20 sq.m, Non FSI Area – Nil, Built up Area: 153.20 sq.m

Canteen Block

Ground floor FSI Area : 31.16 Sq.m, Non FSI Area –Nil, Built up Area:31.16 Sq.m

Boiler Compressor & Maintain Room Block

Ground floor FSI Area : 97.43 Sq.m, Non FSI Area –Nil, Built up Area:97.43 Sq.m

Power Room

Ground floor FSI Area : 44.51 Sq.m, Non FSI Area –Nil, Built up Area: 44.51 Sq.m

Security Room

Ground floor FSI Area : 9.30 Sq.m, Non FSI Area –Nil, Built up Area: 9.30 Sq.m

Gents & Ladies Toilet

Ground floor FSI Area : 36.49 Sq.m, Non FSI Area –Nil, Built up Area: 36.49 Sq.m

Grand Total

FSI Area : 2119.81 sq.m

Non FSI Area : Nil

Builtup Area : 2119.81 sq.m

FSI : $2119.81/10100 = 0.21 < 1.50$

Building Height: 10.02 m

OSR Area: 1011.71 sq.m(10.01%)

H.P : 82.48 HP

SPECIAL CONDITIONS

1. As per TNCBR-2019- Rule No.41(1)(i), The land reserved for OSR area 1011.71 sq.m in the Site plan should be kept as open & should be Maintained.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations
3. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously
4. Technical clearance 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. Technical clearance is issued subject to the condition that the applicant / developer and also the Architect / Licensed Surveyor 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
5. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage
6. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's application (lease deed, sale

deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this

7. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, Dated:05.02.2016 shown in Reference-3 relating to installation and use of solar energy system, should be followed

8. "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 & 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."

9. If any court case would be pending with reference to this proposal, the Technical clearance would be treated as INVALID

10. Building to be Used Strictly as per mentioned purpose in Approved Building Plan

GENERAL CONDITIONS

1. The Technical clearance issued in accordance with Tamil Nadu Town and Country Planning Act 1971 (Section 49)

2. If the application applied under 49 or 64 (1) of Tamil Nadu Town and Country Planning Act 1971 is rejected or Refused, the Applicant under section 80 of Tamil Nadu Town and county Planning Act 1971 can Appeal within two months from the date of issue of this order to Director of Town and Country Planning

3. In case the documents submitted for approval found fake the Technical clearance would be cancelled without intimation to the applicant

4. Rain water Harvesting should be provided as per the direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipments in the proposed Building

5. Solar water heating system to be provided to the proposed building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area

6. Fly Ash bricks and Materials to be used Mandatory

7. Setbacks should be Retained as per Approval Drawing

8. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided

9. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB

10. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained

11. Mosquito netting to be provided at OHT and well

12. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building

13. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction

14. Parking area to be utilized only for parking purpose mentioned as per approved drawing

15. Government Registered electrical Contractor must be employed for wiring works during construction

16. Seismic Resistance Procedure to be Follow

17. Provide Sufficient Fire Resistance and Fire equipment in proposed Building

18. Approved order and drawing copies to be handover to buyer by the owner by the time of sale

19. Enforcement action Under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the President, Ulliyakottai Panchayat if the construction is done with Additional/Deviation to be approved plan before Levy of the applicable Taxes.

20. The Applicants/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

The following fee and charges are collected as follows:

Scrutiny Charge Rs. 19389.00 /-Dt.01.12.2022

OSR Charge - Nil

Centage Charge for Land. Rs.300.00/-dt.27.02.2023

Centage Charge for Building Rs. 2000.00/- dt. 27-02-2023

Infrastructure and Amenities Charges Rs. 3,98,560.00 /- dt 27-02-2023

CC Charges : Nil

Security Deposit Charges : Nil

Display Board Charges : Rs.1,500/- dt. 27-02-2023

Shelter Charges : Nil

Premium FSI Charges - Nil

Enclosure

Original Map and Condition - 2 sets

Copy to

1. Thiru. Shaji,
M/s BSG Foods,
No. 42, 6H, Kaspaapuram, Mappedu,
Kancheepuram District – 600 126.

2. Stock file

JD/DD/AD

District Town & Country Planning Office District

