

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/14/23 7:15 PM

From:

Joint Director / Deputy Director / Assistant

No.33/I 95, kotrampalayam Street,
Old Employment Office
Near Labour Court,
Rangaswamykulam, Kancheepuram

TO:

M/S Hando Precision Pvt Ltd,
Flat no:2103, Belchamp,
Oragadam
Kancheepuram

Online Application Number:

SWP/BPA/007393/2023

Submitted Date :

-

Sir,

Subject:

Industrial Building - District Town and Country planning, -Kancheepuram District-Sriperumbuthur Taluk-Araneri village-SF.No.25/1A,25/1B,25/1C2,27/1C2B,51/4,52/1A1, 52/1A2, 52/3, 52/4, 53/1A1A, 53/1A2, 53/1B, 53/2B, 53/3, 53/4, 53/5, 53/6- Site area of 10635.08sq.m.-FSI area of 5530.07sq.m of industrial building 2033.OHP
-Technical Approval issued-Regarding

Reference:

1. M/s.HANDO Precision Private Limited, Online Application No.SWP/BPA/0007393/2023,Dated:07.03.2023
2. Director of Town and Country Planning, Chennai. Technical Concurrence issued Application Reference No.SWP/BPA/004514/2022, Dated: 11.03.2023.
3. The Assistant Director, Kancheepuram, Forwarding to HOOnlineApplicationNo.SWP/BPA/0007393/2022,Dated:07.03.2023
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.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O.No.1, Housing and Urban Development Department, Dated: 05.01.2021.
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. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 11.Director of Town and Country Planning, Chennai (Circular) of Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009
- 12.Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
- 13.Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
- 14.Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/Spl.cell,Dated: 14.12.2017
- 15.Director of Town and Country Planning, Chennai Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
- 16.Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.

18. District officer, Tamilnadu Fire & Rescue service department NOC Letter.R.C.No.8395/A/2022, Date.28.11.2022.Kancheepuram District.
19. Joint Director, Agriculture Department, Kanchipuram District L. Dis.No. 12483/2022/C2, Dated:28.12.2022.
20. Block Development officer, Sriperumbudur Panchayat union, Letter no. 0574/2023/A4, Dated 01.03.2023
21. District collector, Kancheepuram NOC Letter no.7124/2022/B2, Dated.14.07.2022
22. Demand Raised by this office letter Dated on.11.03.2023.
23. Demand Received from Applicant M/s.HANDO Precision Private Limited. Letter Dated on :14.03.2023.

Body of the letter: Order:

With reference to from the 1st cited letters, the applicant M/s.HANDO Precision Private Limited, has requested for the approval of industrial building at Kancheepuram District–Sriperumbudur Taluk–Araneri village–SF.No. 25/1A, 25/1B, 25/1C2 27/1C2B, 51/4, 52/1A1, 52/1A2, 52/3, 52/4, 53/1A1A, 53/1A2, 53/1B, 53/2B, 53/3, 53/4, 53/5, 53/6-Site area of 10635.08sq.m.-FSI area of 5530.07sq.m with reference to the 2nd cited letter, The Director, Town and Country Planning, Chennai, Processed the applicant's request based on the proposed construction of Industrial Building (GF+MF) applications has been accepted by DTCP. The Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P /DTCP No:89/2023.

Site Area- 10635.08sq.m

Building details: Industrial (Orange Category)

Description	FSI(Sqm)	Non FSI Area(Sqm)	Total Buildup Area(Sqm)
Main Building -			
Ground Floor (Factory)	4762.83	-	4762.83
Main Building -			
Mez.Floor (Office)	293.86	-	293.86
Fire Fighting, Compressor			
& servent Room	75.20	-	75.20
AVR Room, EBRoom,	147.40		147.40
TRRoom			
Scrap Shed	173.78	-	173.78
Toilet	77.00	-	77.00
Security -		6.25	6.25
Total Area	5530.07	6.25	5536.32

Total FSI Area= 5530.07 Sqm

FSI=0.52

Based on with reference to the 4 to 16 cited G.O's & Circulars Scrutiny fees : Rs.28,745/-(26,745+2000), Centage Charge for Land: Rs.300/-, Centage Charge for Building : Rs.15,000/-, Infrastructure and Amenities Charges :Rs.20,81,250.0/-, Shelter fees:Rs.64,516.0/-, Display Board Charges : Rs.1,500/- are received in the government head of account, through online single window portal. In continuation of receipt of the above said fees, the Technical approval is issued for the proposed industrial building drawings and numbered as SWP/I.B./D.D.T.C.P (KANCHEEPURAM) No.21/2023(Sheets 2nos) with the following special and general conditions.

Special Conditions

- 1.The OSR–1171.00Sq.m. shown in the site plan should be retained as Open Space Reservation as per TNCD BR,2019 Rule No.41(1)(i).
2. The conditions imposed in the District collector letter cited in the reference no.16 should be followed.
- 3.The conditions imposed in the Joint Director, Agricultural Department NOC letter cited in the reference no.17 should be followed.
- 4.It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- 5.Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

6.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 of TamilNadu combined development and building rules, 2019 (TNCD&BR,2019).Planning Permission is issued subject to the condition that the applicant/developer and also the architect/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 as prescribed TNCD&BR,2019.

7.Applicant should obtain consent from TamilNadu Pollution control Board under Section 25 of the Water Act1974 for discharge of sewage.

8.The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above verified for the applicant's entitlement to develop in the site. If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

9.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.

General Conditions

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

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

3.No additions /alterations to be made without necessary permission of this office. Incase any alterations required proper revised approval should be obtained.

4.Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019& 31.01.2020.

5.Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.

6.Mosquito netting to be provided at OHT and well.

7.Fire rescue equipment should be provided as per Rules

8.As per GO No341 MAWS dated03.11.2004 "U"Trap in the septic tank design to be provided.

9.Fly Ash bricks and Materials must be used for construction.

10.As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.

11.If the Site 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 10th 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-27"

Non Taxation fees - 09 Collections

(DPC : 0217-60-800-AS 22709).

12.The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail

Deputy Director(i/c)/ Assistant Director
District of Town & Country Planning,
Kancheepuram District.

To:

M/S Hando Precision Pvt Ltd,
Flat no:2103, Belchamp,
Oragadam
Kancheepuram

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

