

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/20/23 5:28 PM

From:

Joint Director / Deputy Director / Assistant

NO.2, First Floor, Ex-Servicemen Welfare Office,
Kalyanaramapuram First Strret, Thirukokarnam,
Pudukottai - 622002

TO:

The President,
Manjakudi Panchayat,
Pudukkottai – 614619.

Online Application Number:

SWP/BPA/003559/2022

Submitted Date :

-

Sir,

Subject:

Industrial Building – District Town and Country Planning – Pudukkottai – Proposed Additional Construction of Sea Food Processing Plant - Extent 7850.0 Sqm - S.F. No. 1/12, 1/13, 1/14, 1/15 - Manjakudi Village/ Panchayat – Manamelkudi Taluk - Pudukkottai District - Technical Concurrence issued – Forwarded for further action reg.

Reference:

1. Applicant The Managing Director, JRJ Sea Foods India Pvt. Ltd., online application No. SWP/BPA/0003475/2022, Dated:05.12.2022.
2. G.O.79, Housing and Urban Development Department Dated.12.03.2020.
3. G.o.138, Housing and Urban Development Department, Dated.04.06.2004.
4. G.o.86, Housing and Urban Development Department, Dated.28.03.2012.
5. G.o.85, Housing and Urban Development Department, Dated.16.05.2017.
6. G.o.01, Housing and Urban Development Department, Dated.05.01.2021.
7. G.o.53, Housing and Urban Development Department, Dated.16.04.2018.
8. G.o.18, Municipal Administration and Water Supply Department, Dated.04.02.2019.
9. G.o.16, Municipal Administration and Water Supply Department, Dated.31.01.2020.
10. G.o.18, Housing and Urban Development Department, Dated.04.02.2019.
11. G.o.54, Housing and Urban Development Department, Dated.12.03.2020.
12. Circular from the Director Town and Country Planning, Roc No.7486/2009/PA2, dated:06.04.2009.
13. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.21075/2009/PA Dated:27.06.2012.
14. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.12201/2017/PA Dated:22.09.2017.
15. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.14227/2017/CP Dated:14.12.2017.
16. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.4367/2019/BA2 Dated:05.02.2020 and 14.08.2021.
17. Circular from the Director of Town and Country Planning, Chennai Vide Letter Roc.No.7963/2022/K2 Dated:23.04.2022.
18. District Officer, Fire and Rescue Department, Pudukkottai, Vide Letter Roc.No. 8472/C1/2022 , Dated. 25.11.2022.
19. Demand Payment request Letter, Dated: 15.12.2022.

Body of the letter: The Proposal received in the reference 1st cited for the proposed for additional construction of Industrial Building (G+1 Floor) with extent 7850.0 Sqm in S.F. No.1/12, 1/13, 1/14, 1/15, Manjakudi Village/ Panchayat, Manamelkudi Taluk, Pudukkottai District.

The application was proceed as per the rules prevailing records perused and site inspection was conducted with reference to the letter 19 cited, Demand was issued to the applicant on 15.12.2022. Applicant remitted to required fees and submitted remittance letter in this office on 16.12.2022.

Hence, proposed for additional construction of Industrial Building (G+1 Floor) with extent 7850.0 Sqm in S.F. No.1/12, 1/13, 1/14, 1/15, Manjakudi Village/ Panchayat, Manamelkudi Taluk, Pudukkottai District site approval from A to F has been granted as follows.

Site Area	: 7850.0 sqm		
Description	: FSI Area	Non FSI area	Total Area
			(in sqm.)
Pro. Ground Floor	: 850.44	-	850.44
Pro. First Floor	: 191.58	-	191.58
Total	: 1042.02	-	1042.02
Existing Buildings			
Ex. Ground Floor	: 1220.92	-	1220.92
Ex. First Floor	: 789.66	-	789.66
Ex. Second Floor	: 579.63	-	579.63
Total	: 2590.21	-	2590.21
Total Area (Existing+Proposed)		-	3632.23
FSI = $3632.23/7850.0 = 0.46 < 2.00$			

The site has been marks as 'ABCDEF' and the site approval and technical concurrence for the Industrial building has been accorded vide SWP/DTCP/PD/BPA No: 02/2023 with the following special condition/Conditions:

1. The OSR site has been marked as 1 to 4 & the gifting of the reservation of land for community recreational purposes in respect of Industrial developments to the local body is not required. However the space may be maintained by the owner concerned subject to the supervision and monitoring of the concern local body.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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 permission 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.
4. Conditions mentioned in the No objection Certificates obtained from the central and state Govt Departments must be followed scrupulously.
5. The Provisions in the G.O.(Ms)No.17, Housing and Urban development(UD(3)) Department dated: 05.02.2016 relating to installation and use of solar energy system should be followed.
6. "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 advertises, 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 if it only after registering the Real Estate project with the Real Estate Regulatory Authority.

7. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Directorate 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 entitlement to development is verified in the documents submitted with 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 van settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

8. According to G.O.No.18, Municipal Administration and Water Supply Department, Dated:04.02.2019 construction Continuation certificate should be obtained from this office for the Planning Permission approved building at the time of Plinth Level and Last Story itself. After completion if the building works Completion Certificate to obtain from this by the applicant.

9. Applicant should obtain consent from Tamil Nadu Pollution control Board under section 25 of the Water Act 1974 for discharge of sewage.

10.As per G.O.79, Housing and urban Development Department, Dated:04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rules 9 concerned local body should collect the 3% Market Land Value as Land Conversation charges, before issuing the final approval.

Head Of Account:

0217 Urban Development –60 Other Urban Development Schemes-

800 her Receipts –As Receipts Under 1 Land Use Conversion Charges -27

Non Taxation fees -09 Collection (DPC:0217-600-800-AS 22709)

11. As per Tamil Nadu Combined Development and Building Rules 11. The Permission granted by the competent authority shall not mean responsibility or clearance of the following aspects.

- a. Title or ownership of the site or building.
- b. Easement Rights
- c. Structural Reports, Structural Drawing and Structural aspects.
- d.The Registered Architect or Register Engineer and Structural Engineer on record as the case may be, shall be responsible for defects in the design.
- e. Workmanship, soundness of structure and materials used.
- f. Quality of building services and amenities the construction of building.
- g. Other requirements or licenses or clearance required for the site or premises or activity under various other laws.

Condition:

1. Solar water heating system to be provided to the proposed building. Solar photo voltaic panels to be erected 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 off this office. In case 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, Department of Municipal Administrations and Water Supply, Dated:04.02.2019.
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. As per G.O.No. 41 Municipal Administration and Water Supply Department, dated. 03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.
9. As per G.O.16 a Display board size 60cm x 120cm to be erected which show site details, building details and municipality engineer details at the place of construction.
10. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
11. If any court case would be pending with reference to this proposal, The Technical Concurrence would be treated ad INVALID.
12. 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.
13. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by concern local body, if the construction is done with Additional / Deviation to the approved plan before Levy of the applicable Taxes.

14. Government Registered Electrical Contractor must be employed for wiring works during construction.
Special conditions.

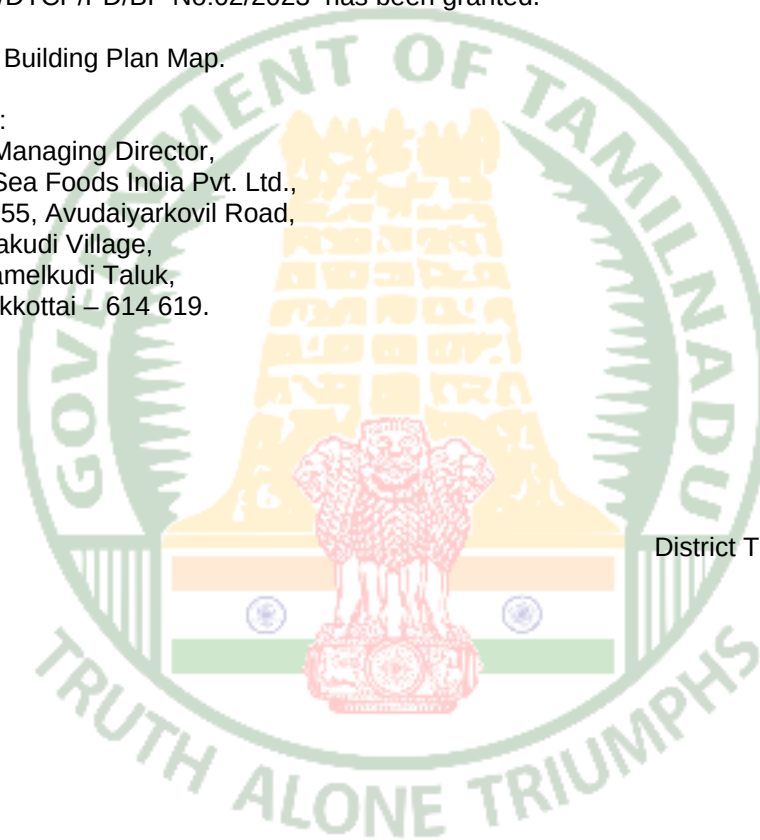
The applicant remitted the required fees given below for the proposed of Construction of Industrial Building.

Centage Charges for Land	:	300.00/-	dated:16.12.2022.
Centage Charges for Building	:	1500.00/-	dated:16.12.2022.
Display Board Charges	:	1500.00/-	dated:16.12.2022.
I & A Charges	:	196084.00/-	dated:16.12.2022.
Security Deposit charges	:	-	dated: -
CC Charges	:	-	dated: -
Shelter Charges	:	2100.00/-	dated:16.12.2022.
Scrutiny Fess	:	15374.00/-	dated:05.12.2022.

The Proposal for Construction of Industrial Building as per section 47A of Town and country Planning Act, 1971, the site approval and technical concurrence for the Industrial building has been accorded vide SWP/DTCP/PD/BP No:02/2023 has been granted.

Encl. Building Plan Map.

Copy:
The Managing Director,
JRJ Sea Foods India Pvt. Ltd.,
No. 155, Avudaiyarkovil Road,
Manjakudi Village,
Manamelkudi Taluk,
Pudukkottai – 614 619.



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