

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 11/28/22 5:54 PM

From:

Joint Director / Deputy Director / Assistant

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI
PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-
602001

TO:

The Commissioner,
Tiruvallur Municipality
Tiruvallur District

Online Application Number:

SWP/BPA/002229/2022

Submitted Date :

-

Sir,

Subject:

Commercial Building - Office of the Tiruvallur District Town and Country planning – Tiruvallur Municipality – Perumbakkam village - Tiruvallur Taluk - Tiruvallur District - S.F.No:16/2B,14/1A,16/2C1pt,T.S.No:56/2, WARD-A, BLOCK No:2, - Site Extent- 1591.25 sq.m FSI Area - 1003.5 Sq.m G+1 Floor Proposed Construction of Commercial Building - Technical Approval Issued – Regarding.

Reference:

- 1.Application Reference No. SWP/BPA/002228/2022 Dated:10.10.2022, Scrutiny Reference No: DN5SF5CF Received from Thiru.S D Gopinath, Tiruvallur.
- 2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
- 3) G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
- 4) Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
- 5) Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
- 6) 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.
- 7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
- 8) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
- 9) District Officer, Fire and Rescue services, Tiruvallur District L.Dis No.7159/Aa/2022 Date: 10.10.2022
- 10) Applicant, Paid on Dated: 26.11.2022 (Payment of Centage Fee and I & A Fee etc.)
- 11) G.O.308, Housing and Urban Development Department, Dated: 31.12.2013

Body of the letter:

Order:

The application seeking technical approval for the proposed construction of Commercial Building with Ground and First Floor - FSI Area 1003.50Sq.m to an Site extent of 1591.25Sq.m of in the land bearing S.F.No:16/2B,14/1A,16/2C1pt,T.S.No:56/2, WARD-A, BLOCK No:2 - Tiruvallur Municipality – Perumbakkam village - Tiruvallur Taluk - Tiruvallur District , was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Commercial Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 8th cited above.

The proposed site is earmarked "A to E" and Numbered as SWP/L.P/D.D.T.C.P(TVLR) No.196/2022 issued Site Approval.

The proposed Building Area:

Restaurant & Office Building

Description FSI Area in Sq.m Non FSI Area in Sq.m Buildup Area Sq.m

Ground Floor	600.21	-	600.21
First Floor	403.29	-	403.29
Head Room	-	31.90	31.90
Total	1003.50	31.90	1035.40

FSI-0.631

1) With above area the proposed building technical approval issued with special and general conditions. The building plan Numbered as SWP/B.P/D.D.T.C.P(TVLR) No.36/2022

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

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.

Centage Charge for Land	: Rs.300/-
Centage Charge for Building	: Rs.5,000/-
Infrastructure and Amenities Charges	: Rs. 3,76,500/-
Security Deposit Charges	: Rs. 1,88,250/-
Display Board Charges	: Rs.1,500/-
CC Charges	: Rs. 11150.47/-

JD/DD/AD

District Town & Country Planning Office District