

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/23/23 6:54 PM

From:

Joint Director / Deputy Director / Assistant

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

TO:

The Block development officer,
Ellapuram panchayat Union
Tiruvallur District

Online Application Number:

SWP/BPA/002093/2023

Submitted Date :

-

Sir,

Subject:

Industrial Building - Office of the Tiruvallur District Town and Country planning – Ellapuram panchayat Union - -
Tiruvallur District, Tiruvallur Taluk – Koduveli Village - S.F.No.76/1 & 81 - Site area of 13500.00 sq.m. - FSI
area of 6438.73.00 sqm – Technical Concurrence issued - Technical Approval Issued – Forwarded for further
action - Regarding.

Reference:

1. Online Application Reference No. SWP/BPA/002238/2023/TCP5, Received Dated: 04.01.2023. Applicant Name – A.Vignesh Nagappan and A.Theivanai
2. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No. SWP/BPA/002093/2023, Dated: 08.02.2023
3. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
8. 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 Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
16. District Officer, Fire & Rescue Services, Tiruvallur, R.C.No.6458/A/2022, Dated: 15.09.2022
17. District collector, Tiruvallur, NOC letter No. 28204 / 2021/N-2, Dated: 01.07.2022.
18. Applicant, Paid on Dated: 16.02.2023 (Payment of Centage Fee and I & A Fee etc.)

Body of the letter: 1. With reference to the 1st Cited letter, the applicants Mr.A.Vignesh Nagappan and A.Theivanai has requested for the approval of Industrial building at Tiruvallur District, Tiruvallur Taluk, Koduveli Village, S.F.No.76/1 & 81 with a Site Extent of 13500.00 sq.m. and FSI area of Industrial Building 6438.73 sqm. With reference to the 2nd Cited letter, The Directorate of Town and Country Planning processed the applicant proposal and accepted applicant request. With the boundary of the site has been marked as "1 to 14" and 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: 29 / 2023. In continuation of the above technical clearance issued by the DTCP, The proposed site is approved and Numbered as SWP/L.P/D.D.T.C.P (TVLR) No.37/2023.

2. The area statement for the Proposed Industrial building is as below.

Area of Site - 29800.00 sq.m.

Building details: Industrial (Orange Category)

Description	FSI (Sqm)	Non FSI Area(Sqm)	Total Buildup Area (Sqm)
Industrial Building - 1			
Ground Floor	2912.97	-	2912.97
Industrial Building - 2			
Ground Floor	3509.23	-	3509.23
Toilet	16.50	-	16.50
Securty Room	-	6.25	6.25
Total Area	6483.73	6.25	6444.98
Total FSI Area – 6483.73			
FSI – 0.48			

3. 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/B.P (Industry) /D.D.T.C.P(TVLR) No.10/2023

4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

5. 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.

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

7. The fee collected from the applicant are as follows.

- a. Centage Charge for land : Rs.300/-
- b. Centage Charge for Building : Rs.2,500/-
- c. Infrastructure and Amenities Charges : Rs.24,18,750/-
- d. Shelter Charges : Rs.1,10,055/-
- e. Display Board Charges : Rs.1,500/-

Special conditions:

1) The OSR area (Earmarked as A to E) – 1350.00 Sq.m. shown in the site plan should be retained as Open Space as per Rule No.41(1)(i) of Tamil Nadu combined Development & Building Rules -2019

2) 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.

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

4) Planning permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 is issued subject to the condition that the applicant/ developer and also architects/ Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that developments shall be structurally sound and adequate safety measures and taken during the process of construction.

5) All the conditions mentioned in the clearance certificate obtained from the Union and state government departments must be addressed.

6) Applicant Should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of

the water Act 1974 for discharge of sewage.

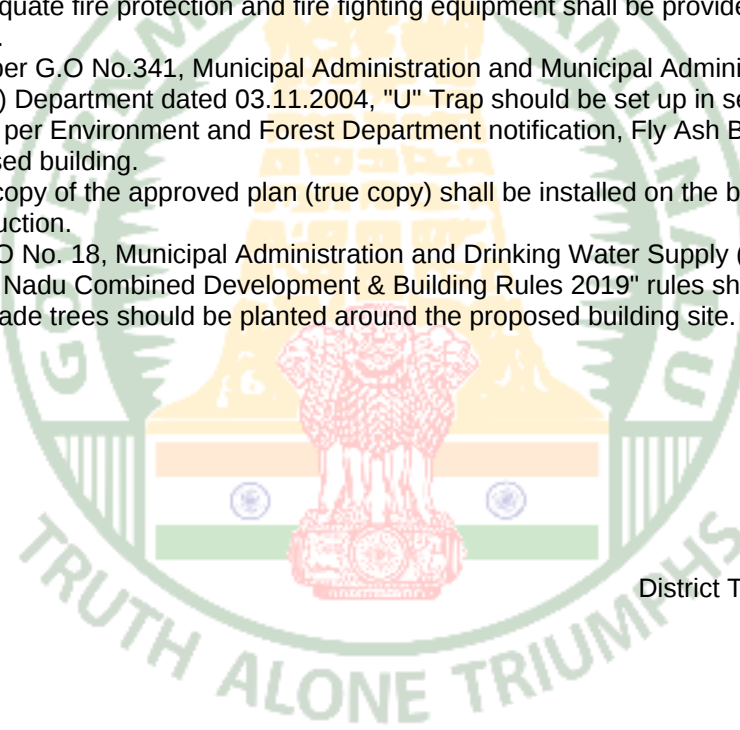
7) As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before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

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

8) "The Provision in the G.O.(Ms) No.17, H & UD (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 should be installed for the proposed industrial use construction.
2. The parking lot shall be used for that purpose as intended on the drawing,
3. The openings shown on the drawing should be positioned accordingly.
4. No alteration shall be made in the building contrary to the approved drawing, if any alteration is to be made, prior approval of this authority shall be obtained.
5. Rainwater harvesting facilities should be implemented in the building as shown in the drawing and as per G.O No. 18 Municipal Administration and Water Supply Department dated 04.02.2019.
6. The Applicant shall at his own cost provide sewage from the proposed building, disposal by private vehicles, protected drinking water facility for the user and water supply for other needs.
7. Anti-mosquito device should be fitted to drinking water tank and well located in the site.
8. Adequate fire protection and fire fighting equipment shall be provided in the proposed construction as required by law.
9. As per G.O No.341, Municipal Administration and Municipal Administration and Water Supply Department (N,N,1) Department dated 03.11.2004, "U" Trap should be set up in septic tank.
10. As per Environment and Forest Department notification, Fly Ash Bricks and Materials are to be used for the proposed building.
11. A copy of the approved plan (true copy) shall be installed on the board in a visible manner at the site during construction.
12. G.O No. 18, Municipal Administration and Drinking Water Supply (Na, Ni, 1) Department dated 04.02.2019- "Tamil Nadu Combined Development & Building Rules 2019" rules should be followed.
13. Shade trees should be planted around the proposed building site.



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