

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/23/23 3:25 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,
Tiruvallur panchayat Union
Tiruvallur District

Online Application Number:

SWP/BPA/004469/2022

Submitted Date :

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Sir,

Subject:

Industrial Building - Office of the Tiruvallur District Town and Country planning – Tiruvallur panchayat Union - Putlur village and panchayat - Tiruvallur Taluk - Tiruvallur District - Approved Sidco layout NO:77/2015 in S.F.No:2pt, 3pt DP.No:16 - Site Extent- 580 sq.m FSI Area - 221.0 Sq.m Proposed Construction of Industrial Building - Technical Approval Issued – Regarding.

Reference:

1. Application Refrence No. SWP/BPA/0003649/2022 Scrutiny Reference : OFWV9VLG Dated:13.12.2022 Received from M/S Hitecindustrial Fan And Systems, Rep.by. Tmt.Amutham
- 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.8698/AA/2022 Date: 24.11.2022
- 10) Applicant, Paid on Dated: 06.02.2023 (Payment of Centage Fee and I & A Fee etc.)

Body of the letter:

Order:

The application seeking technical approval for the proposed construction of Industrial Building Tiruvallur panchayat Union - Putlur village and panchayat - Tiruvallur Taluk - Tiruvallur District - Approved Sidco layout NO:77/2015 in S.F.No:2pt, 3pt DP.No:16 - Site Extent- 580 sq.m FSI Area - 221.0 Sq.m of Industrial Building was processed as per the prevailing rules and after perusing the records and after conducting site inspection. The Proposed Industrial Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 8th cited above.

Site Area – 580 Sq.m

The proposed Building Area:

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

Ground floor	221.0	221.0
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Total	221.0	221.0
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FSI-0.38

- 1) 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.8/2023
- 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.
- 5) The fee collected from the applicant are as follows.
 - a. Centage Charge for Building : Rs.1,000/-
 - b. Infrastructure and Amenities Charges : Rs. 86,250/-
 - c. Display Board Charges : Rs.1,500/-

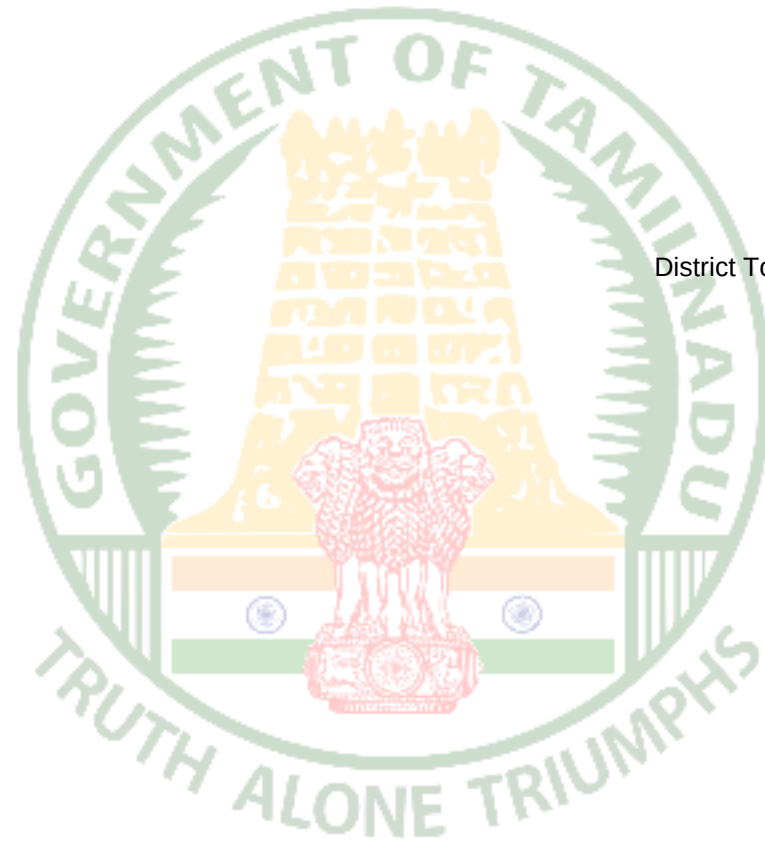
Special conditions:

- 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) 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.
- 4) All the conditions mentioned in the clearance certificate obtained from the Union and state government departments must be addressed.
- 5) Applicant Should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage.
- 6) "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