

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 3/17/23 4:58 PM

From:

Joint Director / Deputy Director / Assistant

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

TO:

The Panchayat President,
Jaganathapuram panchayat,
Ponneri Taluk,
Tiruvallur District

Online Application Number:

SWP/BPA/007100/2023

Submitted Date :

-

Sir,

Subject:

Office Building - Office of the Tiruvallur District Town and Country planning – Tiruvallur district, Ponneri Taluk, Jaganathapuram village, S.F.No.61/2B1 - Site area 800.0 Sqm, FSI area 1537.61 Sq.m Proposed Construction of Office Building - Technical Approval Issued – Regarding.

Reference:

- 1) The building proposal received through online vide reference SWP/BPA/0006941/2023 by Mr. SURESH KUMAR dated: 06.02.2023
- 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.865/A/2023 Date: 03.02.2023
- 10) Joint Director Agriculture department, Letter No.Mathi1/1141/2023/ Dated: 21.02.2023
- 11) Applicant, Paid on Dated: 24.02.2023 (Payment of Centage Fee and I & A Fee etc.)
- 12) G.O.79 Housing and Urban Development Department, dated: 04.05.2017

Body of the letter:

The application seeking technical approval for the proposed construction of Industrial Building Tiruvallur district, Ponneri Taluk, Jaganathapuram village, S.F.No.61/2B1 - Site area 800.0 Sqm, FSI area 1537.61 Sq.m Proposed Construction of Office Building was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Office 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 boundarised as "A to D" and Numbered as SWP/L.P/D.D.T.C.P(TVLR) No.64/2023 and Site Approval is being given.

Site Area – 800.0 Sq.m

The proposed Building Area:

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

Office Building

Stilt floor	-	233.84	233.84
First floor	233.84	-	233.84
Second floor	257.95	-	257.95
Third floor	257.95	-	257.95
Fourth floor	257.95	-	257.95
Fifth floor	257.95	-	257.95
Head Room	-	32.13	32.13
Security room	-	6.00	6.00
Total	1265.64	271.97	1537.61
FSI-1.58			

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/A.D.D.T.C.P (TVLR) No.07/2023

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.

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) NOC to be obtained from Pollution Control Board for proposed Industrial Building.

4).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)

5) The fee collected from the applicant are as follows.

a. Centage Charge for Land	: Rs.300/-
b. Centage Charge for Building	: Rs.6,500 /-
c. Infrastructure and Amenities Charges	: Rs. 4,76,250/-
d. Display Board Charges	: Rs.1,500/-
e. Security Deposit Charges	: Rs.2,38,125/-
f. CC Charges	:Rs.16,576/-

