

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 1/12/23 5:34 PM

From:

Joint Director / Deputy Director / Assistant

56 A, Govt Hospital Road, Villupuram

TO:

Thiru. N. Thilakar,
M/S Greens Agrovat (P) Ltd,
No. 5/6, Palakkadu,
Arasampalayam, Thottipatti,
Thiruchengode Taluk,
Namakkal District – 637410.

Online Application Number:

SWP/BPA/004497/2022

Submitted Date :

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Sir,

Subject:

Industrial Building - Office of the Assistant Director of Town and Country planning - Villupuram District – Tindivanam Taluk- Olakkur Panchayat Union – Pattanam Village - SF No.70/5pt – Sidco Industrial Estate Approved layout L.P/A.D.T.C.P(V.R) : No 30/2014 Developed Plot Nos. 33, 34, & 35 extent of 2989.87 Sqm – Proposed M/s Greens Agrovat Private Ltd Industrial building of FSI Area 1083.78 Sqm with 31 H.P .Technical clearance issued - Forwarded for further action - Reg.

Reference:

1. Applicant Thiru. N. Thilakar, Online application No SWP/BPA/0003611/2022, Dated: 14.12.2022. and Scrutiny Reference :LCF8MPHU.
2. Demand payment Request Letter, Dated: 04.01.2023.
3. Applicant demand remittance letter , Dated :05.01.2023
4. Circular from the Director of Town and Country Planning, Roc No.4367/2019/TCP2, Dated:06.11.2019
5. G.O. (Ms).No.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. District Fire Officer, Villupuram letter L.Dis. No :7079/A2/2022, Dated.01.09.2022
7. G.O. (Ms).No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.
8. G.O. (Ms).No.16 Department of Municipal Administration and Water Supply, Dated:31.01.2020

Body of the letter:

With reference to the 1st Cited letter, applicant has requested for the approval of Industrial building in Villupuram District, Tindivanam Taluk, Olakkur Panchayat Union, Pattanam Village, SF No.70/5pt – Sidco Industrial Estate Approved layout LP/ADDTCP(V.R) : No 30/2014 Developed Plot Nos. 33, 34 & 35 with extent of 2989.87 Sqm .The site has been marked as “ABCDE” and site approval issued vide this office No. L.P/A.D.T.C.P(V.D) No:09 /2023 and Technical Clearance for the proposed Industrial building (M/S Greens Agrovat Private Limited Poultry Feed Additives) of FSI Area 1083.77 Sqm with 31 H.P issued vide No B.P/A.D.T.C.P.(VD)No:03/2023. Technical Clearance has been issued with the following common and special conditions.
Proposal Details

Area of Site - 2989.87 Sqm

Industrial Building

S. No - Building details - Floor Area details (Sqm) - Non FSI (Sqm) - Total Built up Area

Block-1 :	Ground Floor (Sheet Roof)	600.00	-	600.00
Block -2	Ground Floor	241.89	-	241.89
	First Floor	241.89	-	241.89
	Head Room	-	15.33	15.33
	Total Area	1083.78	15.33	1099.11

FSI = $1083.78/2989.87 = 0.36$

PC = $841.89/2989.87 = 28.15\%$

Conditions

1. Solar water heating system to be provided to the proposed building. Solar photovoltaic panels to be erected at 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 of 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. (Ms).No.18, Department of Municipal Administration 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. 'U' Trap to be provided as per G.O. (Ms).No .341 MAWS dated 03.11.2001.
8. Fly Ash bricks to be used as per the directions of Forest Department and Department of Environment.
9. As per G.O. (Ms).No. 16 a display board of size 60cm x 120 cm to be erected which shows site details, building details and 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 as INVALID.

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
2. 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 is 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.
3. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
4. 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 the ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.
5. The provisions in the G.O.(Ms) No.17, Housing and Urban Development (UD4(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 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 Regulatory Authority.

Fees Paid Details

Centage for Land - Rs. 900/-

Centage Charge for Building - Rs. 2000/-

Infrastructure and Amenities Charges - Rs. 206800/-

Display Board Charges - Rs. 1500/-

JD/DD/AD

District Town & Country Planning Office District

