

**PROCEEDINGS OF THE ASSISTANT DIRECTOR/DEPUTY DIRECTOR (i/c),
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
KANCHEEPURAM DISTRICT.**

Online Building Plan Application-Technical Approval

SWP Application NO: SWP/BPA/007109/2023

Date: .05.2023

Subject: Residential Building – District Town and Country Planning Office,-
Kancheepuram District –Kundrathur Taluk-Manimangalam ‘A’ Village, S.F.No. 285/2B2 -
having site extent of 1700.00 Sq.m. and FSI area of 4415.50 Sq.m for the proposed construction
of Residential Building with Stilt + 5 Floors – Technical Approval issued -**Forwarded for
further action** – Regarding

Reference.:

1. Mr.Ramesh Online Application No.SWP/BPA/007109/2023, Dated:
06.02.2023,(Scrutiny Reference No: MFN87C4B)
2. Director of Town and Country Planning, Chennai, Technical Concurrence issued for
the online application No.SWP/BPA/007109/2023, Dated 16.05.2023
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
5. G.O.No.1, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated:
04.02.2019
7. G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. Director of Town and Country Planning, Chennai (Circular), Letter
RocNo.7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1,
Dated: 27.06.2012.
12. Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1,
Dated: 22.09.2017.

13. Director of Town and Country Planning, Chennai Letter RocNo.14227/2017/Spl.cell,
Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai Letter Roc No. 4326/2019/BA2,
Dated: 05.02.2020.
15. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1,
Dated: 23.04.2022 & 11.04.2023
16. District Collector, Kancheepuram District, NOC.R.DisNo: 28933/2011/B2, Dated:
03.05.2013.
17. Demand requested by this office through online OSR fees dated on.23.05.2023 & Other
fees dated on: 25.05.2023.
18. Payment received from applicant Mr. Ramesh through online Dated: 24.05.2023 &
26.05.2023.

Order:

With reference to the letter 1st cited the applicant Mr. Ramesh, has requested for the approval of Residential building with Stilt + 5 Floors in Kancheepuram District – Kundrathur Taluk/Panchayat Union-Manimangalam A Village, S.F.No. 285/2B2-having site extent of 1700.00 Sq.m. and FSI area of 4415.50 Sq.m - with reference to the letter 2nd cited The Director of Town and Country Planning, Chennai, Processed the applicant's request based on the site inspection and specific remarks of the Assistant Director, Kancheepuram and this Residential Building applications has been accepted by The Director of Town and Country Planning, Chennai. The Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **BP /DTCP NO: 167/2023**

Area Statement:

Site Extent -1700.0 Sq.m

Proposed Building details: Residential Building

Description	FSI (Sq.m)	Non FSI Area(Sqm)	Total Buildup Area (Sq.m)	No of Dwelling Units
Stilt Floor	-	957.22	957.22	Parking
First Floor	936.60	-	936.60	8
Second Floor	936.60	-	936.60	8

Third Floor	936.60	-	936.60	8
Fourth Floor	936.60	-	936.60	8
Fifth Floor (Include Gym & Indoor Games)	669.10	-	669.10	5
Head Room & Lift Machine Room	-	58.03	58.03	-
Total Area	4415.50	1015.25	5430.75	37

Total FSI Area-4415.50 Sq.m

FSI Achieved - 2.597 and Premium FSI - 0.597

OSR 10% fees paid

With reference to the 3 to 15 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 18 cited. And as per the reference cited in 18 the requested fee such as 1) Scrutiny fee: Rs. 13,4,22/-, 2) Centage Charge for Land: Rs.300/-, 3) Centage Charge for Building:Rs.50,000/-, 4) Infrastructure and Amenities Charge: Rs. 16,68,750/-, 5) CC Charge: Rs. 58,454/-, 6) Security Deposit: Rs. 8,34,375/-, 7)Shelter Charge: Rs. 1,37,968/-, 8) Premium FSI Charge: Rs. 4391173/-, 9) OSR Charge: Rs. 680582/- 10)Display Board Charge: Rs. 1,500/- are received in the Government head of account through online single window portal. In continuation of receipt of the above said fees, the boundary of the site has been marked as "A to D" and the Technical Approval is issued under section 47(A) of Town and Country Planning Act 1971 for the above proposal and numbered as **SWP/B.P (BUILDING) / D.D.T.C.P (KPM) No. 07/2023 (Sheets: 1 to 3)** with the following special and general conditions

Special Conditions

1. The conditions imposed in the District collector letter cited in the reference no. 16 should be followed.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rules made there under and do 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.
5. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. This office has not legally certified the title to the ownership by granting technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc.) submitted by the applicant's is being verified for the applicant's entitlement to develop in the site.
If any person wishes to purchase the property must individually ascertain the ownership of the applicant's property. Also, if anyone else claims rights over the property, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
7. 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.

General Conditions:

1. As per TNCD & BR, 2019, Rule 44(2) Solar Photo voltaic 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.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019 & 31.01.2020TNCDBR -2019 annexure.
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. Fire rescue equipment should be provided as per Rules
8. As per G.O. No.341 MAWS dated: 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for Discharge of sewage.
10. Fly Ash bricks and Materials must be used for construction.
11. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
12. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
13. 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.
14. If the Site is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use

conversion charges before issuing the final approval as envisaged in Government Order under the reference 9th cited above. The payment of charges shall be made under the following head of account.

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).

- 15 The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail

Encl:

Drawing sheet 1 to 3

Assistant Director/ Deputy Director (i/c)

District of Town & Country Planning,

Kancheepuram District.

To:

The President,

Kundrathur Taluk/Panchayat union,

Kancheepuram Dist.

Copy to:

Mr. Ramesh,

No:53, Door No:9,

5th Main road,

Natesan Nagar, Virugambakkam,

Chennai - 600 007.

