

**ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY
PLANNING OFFICE, CHENGALPATTU DISTRICT**

From
Thiru. G.Raghul Kumar, M.E.,
Assistant Director,
District Town and Country Planning,
Chengalpattu District,
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To
The Commissioner,
Maduranthagam Municipality,
Maduranthagam Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0010591/2023 Date:01.09.2023.

Subject

SCHOOL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU- Chengalpattu District, Maduranthagam Taluk and Municipality, Maduranthagam Village – Ward No.A – Block No.59, Old S.No.49/1, 2; 50/1Pt, 2, 3 and 50/4 – New T.S.No.22/1, 22/2B and 22/23- Site area of -8067.00sq.m and FSI area 1315.86sq.m(G+1) has been approved already vide Approval No.32/2020 and with additional construction of FSI Area 2391.24Sq.m(G+3) for proposed Additional construction of School Building- Technical Approval Issued – Forwarded for further action -Reg.

Reference

1. Application Reference No.SWP/BPA/0010591/2023 Dated:13.06.2023 Scrutiny Reference No.40W0TBA3, Received from Thiru. Duraibabu Logaraj
2. Deputy Director, Town and Country Planning, Chengalpattu Na.Ka.No.1995/2020 Dated : 22.07.2020 (Approval No.32/2020)
3. Station Officer, Fire and Rescue services, Maduranthagam, Letter Na. Ka.No.112/V/Maduranthagam /2023 Date: 06.03.2023
4. Wildlife Warden, Wildlife Division, Chennai Letter Na.Ka.No.3381/2021/Va2 Dated: 17.12.2021
5. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

8. G.O. No.168, Housing and Urban Development Department, Dated: 29.11.2008. (Insisting TNRERA Registration)
9. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
10. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
11. 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.
12. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
13. Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
14. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges and Display board charges respectively dated.02.08.2023
15. Payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges and Display board charges received from the applicant respectively on 18.08.2023

Order:

Chengalpattu District, Maduranthagam Taluk and Municipality, Maduranthagam Village – Ward No.A – Block No.59, Old S.No.49/1, 2; 50/1Pt, 2, 3 and 50/4 – New T.S.No.22/1, 22/2B and 22/23, Site area of - 8067.00sq.m and FSI area 1315.86sq.m (G+1) has been approved already vide Approval No.32/2020 and with additional construction of FSI Area 2391.24Sq.m (G+3) for proposed Additional construction of School Building was processed as per the prevailing rules and after perusing the records and conducting site inspection.

The Proposed School Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 12 & 13th cited above.

The proposed site boundaries as "A to H"

EXISTING AREA DETAILS :-

Site Extent : 8067.00Sq.m.

S.No.	Description	FSI Area (inSq.m.)	Non FSI Area (in Sq.m.)	TOTAL Builtup Area (in Sq.m.)
1.	Ex. Ground Floor Area	920.34	-	920.34
2.	Ex. First Floor Area	395.02	-	395.02
3.	Ex. Head Room Area First Floor	-	23.64	23.64
4.	Ex. Head Room Area Second Floor	-	47.28	47.28
	TOTAL AREA	1315.56	70.92	1386.28

PROPOSED AREA DETAILS :-

S.No.	Description	FSI Area (inSq.m.)	Non FSI Area (in Sq.m.)	TOTAL Builtup Area (in Sq.m.)
1.	Proposed Ground Floor Area	154.96	-	154.96
2.	Proposed First Floor Area	680.28	-	680.28
3.	Proposed Second Floor Area	1075.30	-	1075.30
4.	Proposed Third Floor Area	480.70	-	480.70
5.	Head Room Area	-	47.20	47.20
	TOTAL AREA	2391.24	47.20	2438.44

FSI : 0.459

PARKING DETAILS :-

No. of Car Parking Provided : 04 Nos.

No. of PH Car Parking Provided : 02 Nos.

No. of Cycle Parking Provided : 118 Nos.

No. of Two Wheeler Parking Provided : 14 Nos.

- 1) With the above area, the proposed School building proposal is given technical approval with the following special and general conditions. The building plan Numbered as **SWP/ Building /A.D/DTCP(CD3) No.54/2023**

- 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.

SPECIAL CONDITIONS:

- 1) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 2) If any NOC obtained from State and Central Government Departments which conditions mentioned in NOC should be addressed.
- 3) 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 Permissions is issued subject to the condition that the applicant / developer and also the architects / 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.
- 4) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 5) The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

- 6) 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.

- 7) "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 of sale, or invite person 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".
- 8) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

CONDITIONS:

1. Solar Water Heating System should be installed for the proposed School Building use construction.
2. The parking slot shall be used for that purpose as intended in the map.
3. The openings shown on the plot should be fixed accordingly.
4. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.
5. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.
6. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.
7. Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.
8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 "U" Trap should be installed in septic tank.
9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.
10. A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during construction.
11. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fees collected from the applicant are as follows.

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|--|---|
| 1. Scrutiny Fee - Rs.19,570/-
Transaction ID :7166577335229 | Payment Receipt No.2023061310591
Dt: 13.06.2023 |
| 2. Centage Fee for Building – Rs.4,000/-
Transaction ID :3811192458328 | Payment Receipt No.2023081810591
Dt: 18.08.2023 |
| 3. Centage Fee for Land – Rs.300/-
Transaction ID :3811192458328 | Payment Receipt No. 2023081810591
Dt: 18.08.2023 |
| 4. I & A Charges – Rs.9,15,000/-
Transaction ID :3811192458328 | Payment Receipt No. 2023081810591
Dt: 18.08.2023 |
| 5. CC Charges – Rs.26,262/-
Transaction ID :3811192458328 | Payment Receipt No. 2023081810591
Dt: 18.08.2023 |
| 6. Security Deposit Fee – Rs.4,57,500/-
Transaction ID :3811192458328 | Payment Receipt No. 2023081810591
Dt: 18.08.2023 |
| 7. Display Charges – Rs.1,500/-
Transaction ID :3811192458328 | Payment Receipt No. 2023081810591
Dt: 18.08.2023 |

Assistant Director,
District Town and Country Planning Office,
Chengalpattu District.

Copy To:

1. **Thiru.D.Logaraj S/o. Duraibabu**
A2/1, Aishwaryam Phase II ,
DABC Avenue,
4th Main Road,
Nolambur, Chennai,
Pin code : 600 095
Ph : 9952893813.
2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

Signature Not Verified

Signed by: Assistant Director
Location: Chengalpattu
Date: 2023.09.01 16:04:10

