

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

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

From
Thiru. G.Raghul Kumar, M.E.,
Assistant Director,
District Town and Country Planning Office,
D- Block, 4th Floor,
Vedanarayanapuram, Venpakkam,
Chengalpattu – 603 111.
Ph : 044 – 27422144
E-mail : ddcqldistrict@gmail.com

To
The Block Development Officer,
Maduranthagam Panchayat Union,
Maduranthagam Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0042673/2023 Date: 31.01.2024.

Subject : **Industrial Building - Office Of The Chengalpattu District Town And Country Planning, Chengalpattu - Chengalpattu District, Maduranthagam Taluk, Maduranthagam Panchayat Union, Palayanur Group Kolambakkam Village, S.F.No.15/1 - Site area of 9147.32Sqm - FSI area of 4714.86 Sqm with 4422 HP – Technical Approval issued – Forwarded for further action - Regarding.**

Reference :

1. Applicant. **M/s. AATRRAL COMPONENTS PRIVATE LIMITED,** Online Application No.SWP/BPA/0042673/2023, Scrutiny Reference No.VSML6GIE dated: 16.10.2023.
2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 24.01.2024
3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0042673/2023, dated: 19.10.2023.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
7. 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.

8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
11. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
16. Joint Director, Chengalpattu District, Agriculture Department NOC Letter No.E2/7609/2023 Dated : 22.09.2023
17. District Officer, Fire & Rescue Services, Department, Chengalpattu L.Dis.No.9721/A/2023, Dated : 12.10.2023
18. District Environmental Engineer, Tamil Nadu Pollution Control Board, Maraimalai Nagar, Consent order No.2401156027796, Dated:02.01.2024
19. Demand raised for payment of OSR Charges, Centage charges, Infrastructure and Amenities Charges, Display board charges and Shelter Fund Charges respectively dated on 25.01.2024
20. Payment of OSR Charges, Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, Display board charges and Shelter Fund Charges received from the applicant respectively on 25.01.2024 and 30.01.2024

Order:

The application seeking Technical Approval for the proposed construction of **Industrial Building** Chengalpattu District, Maduranthagam Taluk, Maduranthakam Panchayat Union, Palayanur Group Kolambakkam Village, S.F.No.15/1 - Site area of 9147.32Sqm - FSI area of 4714.86Sqm with 4422 HP was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The proposed site is boundaries as "1 to 5"

Technical concurrence for Industrial building has been issued and the number is assigned as **SWP/B.P/ DTCP No.41/2024.**

The area statement for the Proposed Industrial Building is as below.

Area of Site – 9147.32 sq.m

Proposed Building Details : Industrial Building (Red Category)

Manufacturing of etched plates.

S.No	Description	FSI area in sq.m	Non FSI area in sq.m	Total Build up area in sq.m
1.	Factory Building			
	Factory Area - Ground Floor	3594.76	-	3594.76
	Canteen Area – Ground Floor	515.05	-	515.05
	Office Area – First Floor	515.05	-	515.05
2.	Sub Station	90.00	-	90.00
3.	Security Cabin	-	6.25	6.25
4.	ETP & (STP cpt 40 KLD)	-	90.00	90.00
5.	Chemical Storage	-	56.66	56.66
	Total Area	4714.86	152.91	4867.77

Total FSI Area = 4714.86 Sqm

FSI Achieved = 0.52

Total No. of HP = 4422 HP

With the above area, the proposed building proposal is given Technical approval with the following special and general conditions is issued for the Industrial Building under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/ A.D./DTCP(CD3) No.02/2024**

SPECIAL CONDITIONS:

- 1) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 2) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 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 of Tamil Nadu combined development and building rules 2019 (TNCD&BR 2019). 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 as prescribed TNCD & BR 2019.
- 4) The conditions imposed by the District Environmental Engineer, Tamil Nadu Pollution Control Board consent order in the Ref. No.18 cited should be followed by the Applicant.
- 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) Electrical Transformer room should be constructed as per the rule 46 of TNCDDB rules 2019 with Satisfaction of TANGEDCO.

CONDITIONS:

1. Solar water heating system to be provided for the proposed and additional construction of Industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. The 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.
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& 31.01.2020.
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. 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. 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 professional's details at the place of 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.

1. **Scrutiny Fee - Rs.23,150/-** Payment Receipt No.2023101642673
Transaction ID : 2851270153232 Dt: 16.10.2023.
2. **Centage Charge for Building- Rs.8,700/-** Payment Receipt No. 2024013042673
Transaction ID : 7911111406625 Dt: 30.01.2024
3. **Centage Charge for Land – Rs.300/-** Payment Receipt No. 2024013042673
Transaction ID : 7911111406625 Dt: 30.01.2024
4. **Infrastructure & Amenitites Charges - 17,81,250/-**
Payment Receipt No. 2024013042673 Transaction ID : 7911111406625
Dt: 30.01.2024
5. **Display Charges – Rs.1,500/-** Payment Receipt No.2024013042673
Transaction ID : 7911111406625 Dt: 30.01.2024
6. **Shelter Fund Charges – Rs.4,332/-** Payment Receipt No.2024013042673
Transaction ID : 7911111406625 Dt: 30.01.2024
7. **OSR Charges – Rs.2,05,134/-** Payment Receipt No.2024012542673
Transaction ID : 7540514795312 Dt: 25.01.2024

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

Copy to :-

M/s. AATRRAL COMPONENTS PVT. Limited
No.267/1, Vallam,
Thirukalukundram,
Chengalpattu – 603 127.

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This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

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What land actually changed hands for around this plot, taken from the registered deeds.

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Guideline value by survey

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