

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/004590/2021. Date: 17.04.2023

To

The Block Development Officer,
Sriperumbudur Panchayat Union / Taluk,
Kancheepuram District.

Subject:

Industrial Building - District Town and Country Planning Office, Kancheepuram District – Kancheepuram District – Sriperumbudur Taluk/ Panchayat Union– Approved SIPCOT Industrial Aerospace Park Layout at Vallam, Approved No:114/2021, Vallam Village, S.F No: 232pt, 245pt, 246pt, 247pt, Plot No:S-20 having Site Extent of 8096.0 sq.m and FSI area of 4751.31 Sq.m with 1254.50 HP for the Proposed Construction of Industrial Building- **Technical Approval Issued** – Regarding.

Reference.

1. Online Application Reference No.SWP/BPA/004590/2022, Dated:17.02.2022. (Scrutiny Reference No: V7BQNS6H) received from M/s. Samraj Engineering Controls (P) Ltd)
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. 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 & G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
7. G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
8. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
9. Director of Town and Country Planning, Chennai (Circular), Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
11. Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/Spl.cell,Dated: 14.12.2017.
13. Director of Town and Country Planning, Chennai Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.

14. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.
- 15 District officer,Tamilnadu Fire & Rescue services Department NOC Letter.OMu.No.8320/A/2022, Date.14.11.2022. Kancheepuram District.
- 16 Demand Raised by this office through online dated on: 11.04.2023.
- 17 Payment Received from Applicant through online M/s. Samraj Engineering Controls (P) Ltd. Dated:12.04.2023.

Order:

1. With reference to the letter 1st cited, the applicant M/s. Samraj Engineering Controls (P) Ltd. has requested for the approval of Industrial building at Kancheepuram District – SriperumbudurTaluk/Panchayat Union– Approved SIPCOT AEROSPACE PARK Industrial Layout at Vallam, Approval No:114/2021, Vallam Village, S.F No: 232pt, 245pt, 246pt, 247pt, Plot No:S-20 having Site Extent of 8096.0 sq.m and FSI area of 4751.31 Sq.m with 1254.50 HP for the Proposed Construction of Industrial Building.
2. The area statement for the Proposed Industrial building is as below.
Area of Site –8096.0 sq.m

Building details: Green Category

Block-Name	Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Built-up Area (Sqm)
Factory Building				
A.	Work Shop-Ground Floor Office-Mezzanine Floor	4490.81 209.20	- -	4700.01
B.	Panel Room-Ground Floor	42.30	-	42.30
C.	Pump Room-Ground Floor	9.00	-	9.00
D.	Security Room-Ground Floor	-	6.25	6.25
Total Area		4751.31	6.25	4757.56

FSI Achieved = 0.64<1.5

OSR = SIPCOT Layout

With reference to the 2 to 14 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 16 cited. And as per 17 cited the requested fees, 1) Scrutiny fees : Rs.21,646/- + Rs.100,2) I & A Charges Rs. 17,85,000/- , 4), Centage charge for

Building- Rs.5,000/-, 5) Centage Charges for land Rs. 300/- 6) Shelter Charges Rs.4,06,560/- , 7)Display Board Fees 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 Proposed Industrial building drawings are numbered as **SWP/B.P (Industry) / D.D.T.C.P (KPM) No. 31/2023**(04 Sheet) with the following Special and general conditions.

Special Conditions

1. The condition & imposed in the Fire NOC cited in the reference no. 15 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 rule are 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 UnderSection25 of the Water Act 1974 for discharge of sewage.
6. The Directorate of Town and Country Planning Department 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. Solar water heating system to be provided to the proposed industrial building. Solar photovoltaic panels to be erected at the 1/3rd 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 with out necessary permission of this office. Incase any alterations required proper revised approval should be obtained.
4. Rainwaterharvestingshouldbeprovidedasperthedirectionsmentioned in TNCDDBR - 2019 annexure.
5. Applicants shouldarrangetodisposesewagebyvehicleathisowncostandnecessarydrinking water provision to be provide at applicant'sown cost.
6. Mosquitonetting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules
8. As per G.O. No.341MAWS dated:03.11.2004 "U"Trap in the septic tank design to be provided.
9. Applicant should obtain constant from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for Discharge of sewage.
10. Fly Ashbricks 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 showssite details, building details and municipality engineer details at the placeofconstruction.
- 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)The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

Assistant Director / Deputy Director (i/c)
District of Town & Country Planning,
Kancheepuram District.

Copy to

M/s. Samraj Engineering Controls (P) Ltd,
S.F.No:167/2, Mettupalayam Village,
Echoor Post Via Thenneri,
Mettupalayam – 631 604.

Signature Not Verified

Signed by: Deputy Director
Location:Kancheepuram
Date:2023.04.17 18:08:57

