

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/0005015/2023. Date: 10.04.2023

To
The Executive Officer,
Sriperumbudur Town Panchayat / Taluk,
Kancheepuram District.

Subject

Industrial Building - District Town and Country Planning Office, Kancheepuram District – Kancheepuram District – Sriperumbudur Taluk/Town Panchayath–Sriperumbudur A Village, S.F No: 3/2C1B having Site Extent of 817.99sq.m and FSI area of 414.324Sq.m with 5.0 HP for the Proposed Construction of Industrial Building- **Technical Approval Issued** – Regarding.

Reference.

1. Online Application Reference No. SWP/BPA/0005015/2023, Dated: 07.01.2023. (Scrutiny Reference No: ENMWN8IG) received from Mrs. R. RADHAMANI)
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.9332/A/2022, Date.21.12.2022. Kancheepuram District.
16. Collector Wet Land NOC, Kancheepuram District L.No.Pa.Mu.8639/2014/B2, Dated:10.04.2015.
17. Demand Raised by this office through online dated on 01.03.2023 for OSR and 03.03.2023 for other fees).
18. Demand Received from Applicant through online Mrs.R.RADHAMANI. Dated:13.03.2023.

Order:

1. With reference to the letter 1st cited, the applicant R.RADHAMANI, has requested for the approval of Industrial building at Sriperumbudur Taluk/Town Panchayath– Sriperumbudur A Village, S.F No: 3/2C1B having Site Extent of 817.99 sq.m and FSI area of 414.324 Sq.m with 5.0 HP.

2. The area statement for the Proposed Industrial building is as below.

Area of Site –817.99 sq.m

Building details: Cottage Industry

S.No	Description	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Buildup Area (Sq.m)
	Proposed Shed (Factory)	414.324	-	414.324
	Ramp	-	20.40	20.40
	Total Area	414.324	20.40	434.724

FSI Achieved = 0.51 < 1.5

OSR = Guide line Value paid

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 17 cited. And as per 18 cited the requested fees, 1) Scrutiny fees : Rs.2,096/- + Rs.500, 2) OSR Fee Rs.2,07,000/- 3) I & A Charges Rs. 1,57,500/- , 4), Centage charge for Building- Rs.5,000/-, 5) Centage Charges for land Rs. 300/- 6) 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 boundary of the site has been marked "ABCD" the technical approval is issued for the Proposed Industrial building drawings and numbered as **SWP/B.P (Industry) / D.D.T.C.P (KPM) No. 28/2023** (01 Sheet) with the following Special and general conditions.

Special Conditions

1. The conditions imposed in the Wet Land NOC letter cited in the reference no. 16 should be followed.
2. The conditions imposed in the Fire NOC cited in the reference no. 15 should be followed.
3. It is the responsibility of the builder to ensure a safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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 developments shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.

8. 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 systems 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 without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
4. Rainwater harvesting should be provided as per the directions mentioned in TN CDBR - 2019 annexure.

5. Applicants 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 equipments 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 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) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
 - 15) 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 8th 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).
- 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

R.Radhamani,
Flat No.A4, K.V.R. Apartmentsman Nagar,
Kovilambakkam, State bank colony -2
Salem, Pincode – 636 004.

Signature Not Verified

Signed by: Deputy Director
Location: Kancheepuram
Date: 2023.04.10 14:40:23

