

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

Online Building Plan Application-Planning Permission

SWP Application No: SWP/BPA/0007276/2023

Date: .03.2023

Subject:

From:-

Assistant Director/Deputy Director(i/c) ,
No.33/I 95, Kotrampalayam Street,
Old Employment Office, near Labour Court,
Rangaswamykulam, Kancheepuram.

To:-

The village president,
Padappai Village/Panchayat,
KundrathurPanchayat Union/Taluk,
Kancheepuram District.

Building - District Town and Country Planning Office, KancheepuramDistrict-
Kancheepuram District, KundrathurTaluk/Panchayat Union, PadappaiPanchayat/Village, S.F
Nos: 558/1A3A, 3A1, Site Extent of 4128.00 sq.m and FSI area of 1052.15 Sq.m for the
Proposed Construction of Multi Purpose Hall Building- Technical Approval Issued i
Regarding.

Reference.

1. M/s Rapha Unlimited Trust,Online Application No. SWP/BPA/0007276/2023, Dated: 10/02/2023.
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
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 Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/Spl.cell,Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020.
16. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated: 23.04.2022.
17. District officer, Fire & Rescue services Department Kancheepuram NOC Letter.R.C.No. 9425/A/2022, Date.15.12.2023
18. Joint Director, Agriculture Department NOC, Kancheepuram District L.No.O.Mu. 11984/2022/E2, Dated: 13.12.2022.

20. Demand Requested by this office through online dated on.07.03.2023 (OSR fee) and 13.03.2023(other fees).
21. Demand Received from Applicant M/s Rapha Unlimited Trust, through online Dated: 13.03.2023(OSR Fee), and 16.03.2023 (Other Fees)

Order:

With reference to the letter 1st cited, the M/s Rapha unlimited trust, has requested for the approval of Multi Purpose Hallbuilding at Kancheepuram District, KundrathurTaluk/Panchayat Union, PadappaiPanchayat/Village, S.F Nos: 558/1A3A, 3A1, Site Extent of 4128.00 sq.m and FSI area of 1052.15 Sq.m.

Area Statement:

Site Extent i 4128.00 Sq.m

Building / Floors	FSI (Sq.m)	Area	Non FSI Area (Sq.m)	Builtup Area(Sq.m)
GF-Stilt (parking)	-		444.88	444.88
GF-Office and Lift	188.93		-	188.93
FF-Hall	623.42		-	623.42
FF-Staircase	54.75		-	54.75
Terrace-Head room	-		40.32	40.32
Terracecantilever Projection	185.05		-	185.05
Total	1052.15		485.20	1537.35

FSI Achieved i 0.25

With reference to the 2 to 16 cited above G.Os and Circulars, the fees payable to the Government are demanded to the applicant as per 20 cited. As per 21 cited above the fees 1)Scrutiny fees : Rs.(1,481/-+8,000/-) 9,481/-,2)Centage Charge for Land 300/-,3)Centage Charge for Building 50,000/-, 4)Infrastructure and Amenities Charges 3,97,500/-, 5) CC Charges 16,576/-, 6)Security Deposit Charges 1,98,750/-, 7) Display Board Charges 1500/- , 8) OSR fees: 22,36,137.60/-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 nA to Hò 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. 01/2023(Sheet:02noOs) with the following Special and general conditions

Special Conditions

1. The conditions imposed in the Fire NOC cited in the reference No.17 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. 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. Solar water heating system to be provided to the proposed industrial building. Solar photo voltaic 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. Rain water harvesting should be provided as per the directions mentioned in TNCDDBR -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 ñUò 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 9th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

ñ0217 Urban Development - 60

other Urban Development Schemes - 800

other Receipts - AS Receipts under Land Use Conversion Charges-27ò

Non Taxation fees - 09 Collections (DPC : 0217-60-800-AS 22709).

- 16). 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 Rapha Unlimited Trust
LIG 894, 18th Cross Street,
MugappairEri Scheme
Amabattur
Chennai 600037

Signature Not Verified

Signed by: Deputy Director
Location:Kancheepuram
Date:2023.03.23 17:26:15

