

PP

APPROVAL RECORD

Planning Permission

Ranipet

Ranipet 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.



DISTRICT TOWN AND COUNTRY PLANNING OFFICE, RANIPET

ONLINE BUILDING PLAN APPLICATION: TECHNICAL CONCURRENCE

APPLICATION NUMBER: SWP/BPA/009298/2023

From

The Assistant Director,
District Town and Country Planning Office,
Ranipet District- 632401.

To

The Executive Officer,
Kaveripakkam Town Panchayat,
Kondapuram Village,
Nemili Taluk,
Ranipet District.

Online Application Number: SWP/BPA/009298/2023

Submitted Date: 10.08.2023

Subject: Industrial Building - Directorate of Town and Country Planning Office, Chennai - District Town and Country Planning Office, Ranipet District - Nemili Taluk - Kaveripakkam Town Panchayat - Kondapuram Village of Survey Numbers: 24/1, 24/2, 24/3, 24/4, 25/1, 25/2, 29/1, 29/2A1, 31/1, 31/2, 31/3 and 31/4 with an extent of 32250.00 Sq.m, FSI Area of 10367.88 Sq.m - "Chidambaram Fishnet Factory" Additional Building - Technical clearance issued - forwarded for further action - Reg.

References:

1. M/s. Chidambaram Fishnet Pvt. Ltd Online Application Reference No. SWP/BPA/009298/2023, Dated: 10.08.2023.
2. The Assistant Director, Ranipet District Town and country Planning office, Inspection Report, Dated: 05.09.2023.
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.01, 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.No.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. Director of Town and Country Planning, Chennai circular Letter Roe No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roe No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roe No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roe No.14227/2017/Spl.cell, dated: 14.12.2017.
13. District officer, Ranipet District Fire & Rescue service department L.Dis.No.2641/A/2023 Date: 19.05.2023.
14. G.O.No.79 Department of Municipal Administration and Water Supply, Dated: 04.05.2017.
15. G.O.138, Housing and Urban Development Department, dated: 04.06.2004.
16. G.O.53, Housing and Urban Development Department, dated: 16.04.2018.
17. G.O.166, Housing and Urban Development Department, dated: 04.02.2019 (Insisting TNRERA Registration).
18. Circular from the Commissioner of Town and Country Planning, Roe No. 12544/2014/CP, Dated: 04-07-2014.
19. Circular from the Commissioner of Town and Country Planning, Roe no. 19992/2011(1)/Special Cell, dated: 31.05.2018.
20. Circular from the Commissioner of Town and Country Planning, Roe no.4367/2019/PA2, Dated: 05.02.2020.
21. Circular from the Director of Town and Country Planning, Roe No. 14063/2020/Spl.cell, Dated: 13-10-2020.
22. Circular from the Director of Town and Country Planning, Roe No. 7963/2022/Kl, Dated: 11-04-2022.

23. District Environmental Engineer, Tamilnadu Pollution control Board, Vellore, Consent Order, Proceeding Number: F.1683VLR/GS/DEE/TNPCBNLR/A/2021, Dated: 20.02.2021.
24. ICICI Bank NOC, Ref: ICICI/SME/CHN/2023/118, Dated: 15 May 2023.
25. Standard Chartered Bank NOC, Ref: SCB/ME/CHN/2023/014, Dated: 16 May 2023
26. Demand payment Request Letter, Dated: 19.12.2023 requiring payment of Centage Fee Charges, Display Board Charges, I & A Charges and Shelter Fee.
27. M/s. Chidambaram Fishnet Pvt Ltd Demand Payment Receipt, Dated: 20.12.2023 & 26.12.2023. (Payment of Centage Fee Charges, Display Board Charges, I & A Charges and Shelter Fee).
28. Mis. Chidambaram Fishnet Pvt Ltd Scrutiny Fee Receipt, Dated: 21.14.2023.
29. Legal Opinion for Ownership, Mr. Soundappan, Bank Panel Advocate.
30. Technical Concurrence order from Director of Town and Country Planning, Dated: 13.12.2023.

Order:

With reference to the 1st Cited letter, the applicant M/s. Chidambaram Fishnet Pvt Ltd "Chidambaram Fishnet Factory" by its Managing Director has requested for the approval of Industrial building at Ranipet District, Nemili Taluk, Kaveripakkam Town Panchayat - Kondapuram Village of Survey Numbers:24/1, 24/2, 24/3, 24/4, 25/1, 25/2, 29/1, 29/2A1, 31/1, 31/2, 31/3, 31/4 with an extent of 32250.00 Sq.m, FSI Area of 10367.88 Sq.m. The Assistant Director, Ranipet District Town and Country Planning Office have recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as "1 to 36". Concurrence for site issued by wide this office Approval No. SWP/DTCP/RANIPET/Site Approval No.173/2023

2. The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No: 457/2023 at Directorate Of Town and Country Planning Office, Chennai and SWP/DTCP/RANIPET/Building Approval No. 019/2023 at District Town and Country Planning Office, Ranipet District.
3. The area statement and Fee Payment Details for the Proposed Industrial building is as below.

Area Details:

Description	FSI Area (in sq.m)	Non FSI Area (in sq.m)	Total Built up Area (in sq.m)	Building Details
Block-1 Manufacturing Hall				
Ground floor	4081.56	-	4081.56	DTCP Chennai Roc no: 1638/2020 Tcp-8 Dt 02.09.2020. Approval No:07(R) /2023 Existing
First floor	4081.56	-	4081.56	
Ground floor	795.6		795.6	Proposed
First floor	795.6		795.6	
Head Room		19.56	19.56	
Kitchen Dining(GF)	306.10	-	306.10	
Block-2 EB & Generator				
Ground floor	225.56	-	225.56	Proposed
Head Room		25.46	25.46	
Block-3 Toilet				
Ground Floor	65.49		65.49	Proposed
Block-4 Over Head Tank				
Ground Floor	12.21		12.21	Proposed
Block-5 Security Room				
Ground Floor	4.2	-	4.2	Proposed
	10367.88	45.02	10412.9	

Existing-PSI- 8163.12 Sq.m

Proposed - FSI - 2204.76 Sq.m

Total FSI Area- 10367.88Sq.m

FSI - 0.32

Fee Payment Details:

Scrutiny Fee - Rs. 52829.00, Dated: 21.04.2023.

Centage Charges for Building - Rs. 3000.00, Dated: 20.12.2023

Centage Charges for Land - Rs. 4500.00, Dated: 20.12.2023

Infrastructure and Amenities Charges - Rs. 423000.00, Dated: 20.12.2023

Display Board Charges - Rs. 1500.00, Dated: 20.12.2023

Shelter Fee -Rs. 28000.00, Dated: 26.12.2023.

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions:

1. The OSR total area 3227.95 Sq.m Shown in the site plan should be retained as open space Reservation as per TNCDBR 2019 rule 41(1) Explanation (i).
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 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 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 under Section 25 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.

8. The Applicant shall not commence any activity, excepting fencing of the site and construction of temporary shed for guard, without obtaining Environmental clearance under the EIA Notification, 2006 from the State Level Environment Impact Assessment Authority or the Ministry of Environment and Forests, Government of India, as applicable to the project, as per the threshold limits. Any violation from the above requirement is liable for action under section 19 of the Environment (Protection) Act, 1986 and Environmental clearance should be obtained before commencement of construction/issue of planning permission.

9. According to the Circular No.12544/14/CB dated: 04.07.2014 stating that, The Director of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

10. As per Circular No. 05013/2015/MP, dated: 19.03.2015 of the Director of Urban Development, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.

11. The Applicant has submitted a self-declaration that there is no effect of land ceiling and land acquisition & etc. It is informed that the approval given to them will be canceled by the Director of Town and Country Development without any prior notice if there is any impact on the above information.

12. "This order is passed subject to the outcome of the writ petition W.P. (MD) No.8948 of 2019'

13. "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 & Act 2016, The promoter has to advertise, market, book sell or offer for sale or invite persons 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."

14. With the Reference 4 and 5 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follows: (i) when the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from the Assistant Director, District Town and Country Planning Office, Ranipet District, (ii) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director, District Town and Country Planning Office, Ranipet District, (iii) a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance

Certificate (CCC), b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC) and (iv) The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

15. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as invalid.

16. If the proposed site is located in the land acquisition area related to Railway Department Project and Highway Department Project, the technical approval given by the Department shall be canceled by the Department without any prior notice.

17. Building to be Used Strictly as per mentioned purpose in Approved Building Plan.

General Conditions:

1. After the Assistant Director, Ranipet District Town and Country Planning Office has issued the technical permission, if (i) wrong information has been submitted by the applicant to obtain the technical permission or (ii) if the correct procedures as per law have not been followed, the Assistant Director has the right to change or cancel the technical permission based on the above reasons.

2. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.

3. Solar water heating system to be provided to the proposed Hospital Building & Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area

4. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
5. The Open Space shown in the drawing should be left as it is.
6. No additions/alterations to be made without necessary permission of this office. In case any alterations required proper revised approval should be obtained.
7. Rain water harvesting should be provided as per the directions mentioned in G.O. (Ms) No: 18 & G.O. (Ms) No: 16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
8. 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.
9. Mosquito netting to be provided at OHT and well.
10. Fire rescue equipment should be provided as per Rules.
11. As per GO (Ms) No: 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
12. Fly Ash bricks and Materials must be used for construction.
13. As per G.O.(Ms)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.
14. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get Consent by the TNPCB.
15. Government registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance Procedure to be Follow.
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.

18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by Local body (The Executive Officer, Kaveripakkam Town Panchayat), if the construction is done with Additional/Deviation to be Approved plan before Levy of the applicable taxes.

19. The Applicants/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.

20. Setbacks should be retained as per Approval Drawing.

21. The OSR total area 3227.95 Sq.m Shown in the site plan should be retained as open space reservation as per TNCDBR 2019 rule 41(1) Explanation (i).

22. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

23. 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 development shall ensure that developments shall be structurally sound and adequate safety measures are taken during the process of construction.

24. 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.

Enclosure

Original Map and Condition - 2 sets

Copy to:

Ms. Chidambaram Fishnet Pvt Ltd,
W.No.3B, Old No.7, Thilak Street Extension,
Near North Usman Road, T-Nagar,
Chennai - 600017.

Eight ways to know a piece of land before you pay for it.

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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An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

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

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

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Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

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Who holds it, and which office keeps the record.

Find your registering office

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