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APPROVAL RECORD

Planning Permission

Thoothukkudi
Thoothukkudi 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.

DIRECTORATE OF TOWN AND COUNTRY

Online Building Plan Application-Planning Permission

Dated: 2/15/23 2:51 PM

From:

Joint Director / Deputy Director / Assistant

SouthByPass Road , Xaviercolony,Tirunelveli-627005

TO:

1. The President,
Kuttam panchayat,
Radhapuram Panchayat Union,
Tirunelveli District.
2. M/s. Gurunathan Aqua Products pvt Ltd,
No.95,Kannapiran sannathi street, Thisayanvilai,
Tirunelveli District-627657

Online Application Number:

SWP/BPA/005724/2023

Submitted Date :

-

Sir,

Subject:

Industrial Building - Office of the District Town and Country planning - Tirunelveli District – Thisayanvilai Taluk – Radhapuram Panchayat Union - Kuttam panchayat – Kuttam village - S.No-503/3A2, 504/1A,504/1B1 - for an extent of 21774 Sq.m – Proposed construction of Industrial Building for manufacturing of Steam dried fishmeal and Fish oil and installation of 486.29 H.P Electric motors & 500 KVA Generator –Industrial Building with an FSI Area 2788.02 Sq.m- Technical Clearance issued - forwarded for further action - Reg.

Reference:

1. Applicants M/s.GURUNATHAN AQUA PRODUCTS PRIVATE LIMITED
online application No: SWP/BPA/005724/2023, Dated: 23.01.2023
2. G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
3. G.O.85, Housing and Urban Development Department, Dated: 16.05.2017.
4. G.O.18, Housing and Urban Development Department,Dated: 04.02.2019.
5. G.O.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019 and G.O.16,
Department of Municipal Administration and WaterSupply,Dated:31.01.2020.
6. Circular from the Commissioner of Town and Country Planning, Roc No. 7486/2009/PA2, Dated: 16-04-2009.
7. Circular from the Commissioner of Town and Country Planning, Roc No. 21075/2009/PA1, Dated:27-06-2012.
8. Circular from the Commissioner of Town and Country Planning, Roc No. 12201/2017/PA1, Dated:22-09-2017.
9. Circular from the Commissioner of Town and Country Planning, Roc No. 14227/2017/CP, Dated: 14-12-2017.
10. Circular from the Director of Town and Country Planning, Roc No. 8557/2019/GR,
Dated: 08.05.2019.
11. G.O.1, Housing and Urban Development Department, Dated: 05.01.2021.
12. Circular from the Director of Town and Country Planning, Roc No. 14084/2017/CP,
Dated: 22.01.2021.
13. Demand Payment Request Letter, Dated.09.02.2023

Body of the letter:

With reference to the 1st Cited letter, applicant has requested for the Building Plan Permission of Industrial Building in Tirunelveli District, Thisayanvilai Taluk, Radhapuram Panchayat Union, Kuttam panchayat, Kuttam village, S.No-503/3A2, 504/1A, 1B1 for an extent of 21774 Sq.m , having H.P of 486.29 with FSI Area of 2788.02 Sqm.

Proposal Details

Area of Site – 21774.00 Sq.m

FSI Area – 2788.02 Sq.m

Building details

S.No - Floor Name - F.S.I Area - Non F.S.I Area -Total Area

1 - Mainblock - 1120.00 sq.m – Nil - 1120.00 sq.m

2 - Bio Filter - 200.00 sq.m - Nil - 200.00 sq.m

3 - ETP tank,Digester,Hydraulic chamber - 340.79 sq.m – Nil - 340.79 sq.m

4 - Cooling Tower - 61.54 sq.m – Nil - 61.54 sq.m

5 - Tubular Condenser - 61.54 sq.m – Nil - 61.54 sq.m

6 - Boiler House,Firewood open Area - 342.00 sq.m – Nil - 342.00 sq.m

7 - Power room - 59.10 sq.m – Nil - 59.10 sq.m

8 - Generator Shed - 47.27 sq.m – Nil - 47.27 sq.m

9 - Oil storage - 95.38 sq.m – Nil - 95.38 sq.m

10 - Office block - 172.80 sq.m – Nil - 172.80 sq.m

11 - Weighbridge room - 12.37 sq.m – Nil - 12.37 sq.m

12 - Labours Shed - 234.72 sq.m – Nil - 234.72 sq.m

13 - Toilet Block - 40.51 sq.m – Nil - 40.51 sq.m

14 - Security broom - Nil -9.30 sq.m - 9.30 sq.m

Total Area - 2788.02 sq.m - 9.30 sq.m - 2797.32 sq.m

Industrial Building Plan Permission Number has been issued as IP/TVLD/DTCP No : 11/2023 with the following general and special conditions.

As per Rule No.11 of Tamil Nadu Combined Development and Building Rules 2019:

The Permission granted by the competent authority shall not mean responsibility or Clearance of the Following aspects,

(a) Title or Ownership of the site or Building

(b) Easement Rights.

(c) Structural Reports, Structural Drawing and Structural aspects. The Registered Architect or Register Engineer and Structural Engineer on Record as the case may be, shall be responsible for defects in the design.

(d) Workmanship, Soundness of Structure and Materials used.

(e) Quality of Buildings Services and amenities the construction of Building.

(f) Other requirements or Licenses or Clearances required for the site or premises or activity under various other Laws.

Special Conditions:

1. It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

2. Conditions mentioned in the No Objection certificates obtained from the central and state Govt.Departments must be followed 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 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 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.

4. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title of the ownership by granting technical clearance or planning permission. Only the applicant's entitlement to develop is verified in the documents submitted with 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 suitable organization to decide this.

6. 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.

7. "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 & Development) Act2016. The promoter has to advertises, 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.

8. It is only the responsibility of the builders to ensure the stability of the Building.

Conditions:

1. Solar Water Heating System should be installed in the proposed Industrial building.

2. Parking as suggested in the building should be utilized as it is in the approved Building plan.

3. The Openings shown on the plot should be fixed accordingly as seen on the plan sanctioned and mentioned therein.

4. The proposed industrial building should be built without change of use or any deviations. If any deviations/additions or changes in plan is required, revised plans shall be submitted and new Planning Permission should be obtained. In case of failure, action will be taken under section 56 of Tamil Nadu Town and country planning Act 1971.

5. Rain water harvesting facilities as shown in the Approved building plan must be implemented as per G.O. No.18, Department of Municipal Administration and Water Supply, Dated:04.02.2019.

6. Builder should provide adequate drinking water facility and a separate vehicle should be used to discharge the sewage water from the proposed commercial building by his own expenses.

7. The drinking water over head tank and well located in the plot should be equipped with preventive measures.

8. Fire prevention and fire fighting equipment should be provided in the proposed construction as required by law.

9. As per G.O. No.341, Department of Municipal Administration and Water Supply, Dated: 03.11.2004, "U" Trap should be installed in septic tank.

10. Fly ash Bricks and Materials should be used in the proposed building as per Environment and Forest Department Notification.

11. Along with the original copy of the approved plan and the copy of the Proceedings of the Director of Town and Country Planning Department, Chennai, the copy should be given to the purchasers.

12. G.O.17, Housing and Urban Development Department, Dated: 05.02.2016, Solar Photo Voltaic Panels should be installed at least 1/3 of the upper floor area for one Kilowatt of electricity.

13. Building final Approval order should be obtained from The President, Kuttam Panchayat.

14. If any of the details given in the application for Building plan permission is found to be incorrect, this order will be cancelled and legal action will be taken.

15. Government Registered Electrical Contractor must be employed for wiring works during construction.

16. The concerned local body should ascertain whether there are any pending court cases against the proposed site before issue of final approval.

Fees Details.

Charges Paid Details

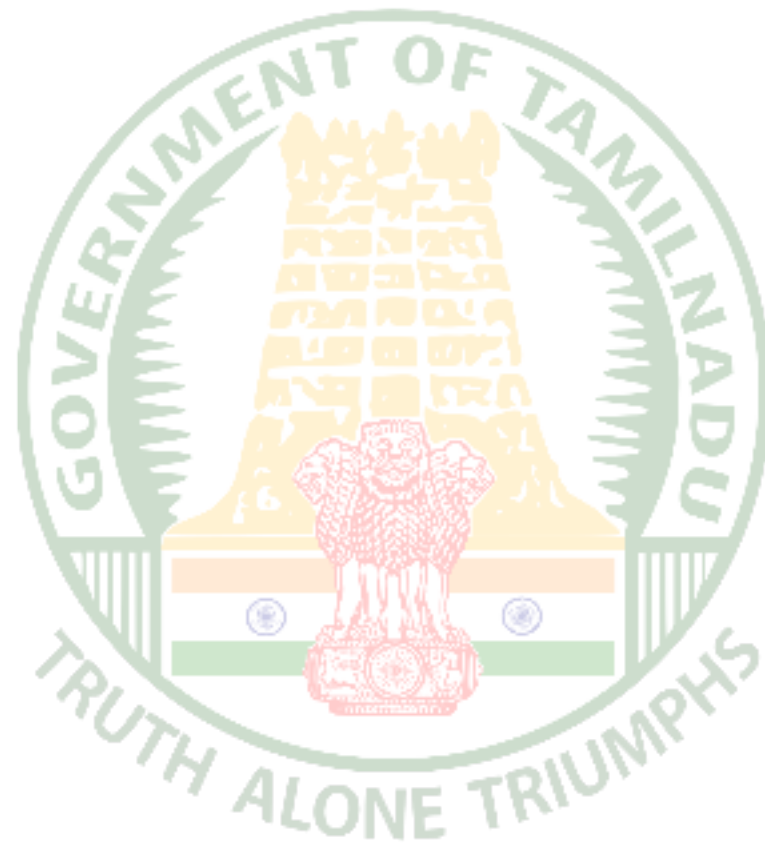
1 - Centage Charge for Land – Rs.300.00/- dt.09.02.2023

2 - Centage Charge for Building – Rs.5100.00/- dt.09.02.2023

3 - Infrastructure and Amenities Charges – Rs.524332.00/- dt.09.02.2023

4 - Display Board Charges – Rs.1500.00/- dt. 09.02.2023

5 - Scrutiny Fees – Rs.38696.00/- dt. 23.01.2023



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One Map

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PriceMap

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

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What you are allowed to build here: floor space, height, coverage and setbacks.

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