

DISTRICT TOWN AND COUNTRY PLANNING, THOOTHUKUDI DISTRICT.

Online Building Plan Application – Planning Permission

SWP Application Number: SWP/BPA/009391/2023

Sir / Madam,

Subject : Industrial Building – Thoothukudi District Town and Country planning - Thoothukudi District - Thoothukudi Local Planning Area – Ottapidaram Taluk – Melarasadi Panchayat / Village of S. No: 310/2B, 310/3A, 310/3B1, 310/3B2, 310/4A, 310/4B1, 310/4B2, 310/5B, 310/6B1, 310/6B2 & 310/6F2 with an extent of 15986.00 sq.m – Existing and Proposed M/s. Sigaram cold storage Industrial building with 120HP having a FSI Area of 7908.15 sq.m – Planning permission issued - forwarded for further action - Reg.

- Reference :**
1. M/S. Sigaram Cold Storage LLP, Online Application Reference No. SWP/BPA/009391/2023, Dated: 24.04.2023.
 2. The Director of Town & Country Planning Department, Chennai, Roc No: SWP/BPA/009391/2023 Dated: 04.08.2023.
 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.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 Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020

14. District Environmental Engineer, Tamil Nadu Pollution Control Board, Thoothukkudi, proceedings No.F.1792TTN/GS / DEE /TNPCB/ TTN/A/ 2023, dated:06.07.2023
15. District Fire Officer, Fire & Rescue Services, Thoothukudi R.C.No.10564/E/2019, Dated: 19.11.2019.
16. Government Order No: 102, Housing and Urban Development Department, dated: 05.07.2018.
17. Demand payment Request letter dated: 17.08.2023.
18. The Applicant M/S. Sigaram Cold Storage LLP, Demand Remittance Letter Dated: 22.08.2023.
19. LPA Resolution NO.12, Dated 15.11.2022

----- XXX -----

Order

With reference to the 2nd Cited letter The Director of Town & Country Planing Department, Chennai and with reference to the 1st Cited the applicant M/S. Sigaram Cold Storage LLP is requested for the approval of Industrial building at Thoothukudi District, Ottapidaram Taluk, Melarasadi Panchayat / Village of S. No: 310/2B, 310/3A, 310/3B1, 310/3B2, 310/4A, 310/4B1, 310/4B2, 310/5B, 310/6B1, 310/6B2 &310/6F2 with an extent of 15986.00 sq.m and Total FSI Area of 7908.15 Sq.m. This proposal of cold storage has been classified as green category of Industry in s.no:35 of TNCDBR 2019, the applicant request has been accepted and the boundary of the site has been marked as “1 to 15”.

The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No: 279 /2023** and Planning permission is issued and Numbered as **SWP/THOOTHUKDI/B.P.A/A.D./D.T.C.P.No.29/2023 (SWP/TUTY) from 23-08-2023 to 22-08-2023.**

The area statement for the Existing Industrial Building is as below.

Area of the Site - 15986.00 Sq.m.

Existing and Proposed Building details: Industrial Building

S. No.	Description	Existing Area in Sq.m		Proposed Area in Sq.m		Total Area in Sq.m	
		FSI	Non FSI	FSI	Non FSI	FSI	Non FSI
1	BLOCK-1 (Cold Storage)						
	Basement Floor	1495.22	-	-	-	1495.22	-
	Ground Floor	1727.21	322.72	123.55	-	1850.76	322.72
	First Floor	1495.22	-	-	-	1495.22	-
	Second Floor	1495.22	-	-	-	1495.22	-
	Third Floor	1495.22	-	-	-	1495.22	-
	Head Room	-	11.49	-	-	-	11.49
2	BLOCK- 2 (Care Taker Room)	28.11	-	-	-	28.11	-
3	BLOCK- 3 (EB Panel Room)	20.34	-	-	-	20.34	-
4	BLOCK- 4 (Workers Toilet)	28.11	-	-	-	28.11	-
Total Area		7784.65	334.21	123.55	-	7908.20	334.21

Total FSI Area – 7908.20 Sq.m.

FSI Achieved – 0.49 < 1.50

The Technical Clearance & Planning Permission issued with the following Special and General Conditions:

Special Conditions:

1. The OSR **A** to **D** having an OSR area of 1599.00 Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR,2019.

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 Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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. 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. Before issuing technical clearance ensured the primary development rights of the applicant by verifying documents. (lease deed, sale deed, gift deed, etc.)
9. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulations should be followed.
10. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction, FSI and Setbacks should be Retained as per Approved Drawing.
11. Government Registered Electrical Contractor must be employed for wiring works during construction.
12. Ref No.15 District Officer Thoothukudi Fire and Recuse Services Issued terms and Condition to be Followed and Local Body Should monitor these before getting Final Approval.
13. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.

General Conditions

1. As per TNCD & BR,2019, Rule 44(1)(a)(ii)(h)(2) Solar water heating system and solar photo voltaic panels to be erected at the 1/3 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 G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
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 GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. Setbacks should be Retained as per Approval Drawing.
11. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary Fire Resistance equipment in the proposed Building.
12. If any court case would be pending with reference to this proposal, the Planning Permission Issued would be treated as INVALID Enforcement Action Under section 56&57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by the Commissioner.
13. The president, Melarasadi Panchayat has to ensure if the construction is done with Additional / Deviation to the approved plan before Levy of the applicable Taxes.
14. 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.

The following fee and charges are collected as follows:

Scrutiny Charge online Rs.30899.00 Dated: 24.04.2023 & offline Rs 10000.00 Dated: 18.08.2023.

Centage Charge for Building	Rs.	4500.00, Dated: 22.08.2023
Centage Charge for Land	Rs.	300.00, Dated: 22.08.2023
Development Charges for Building	Rs.	82430.00, Dated: 22.08.2023
Development Charges for Land	Rs.	63988.00, Dated: 22.08.2023
Display Board Charges	Rs.	1500.00, Dated: 22.08.2023
Infrastructure & Amenities Charges	Rs.	1486892.00, Dated: 22.08.2023
Shelter charges	Rs.	48870.00, Dated: 22.08.2023

Member Secretary / Assistant Director,
Thoothukudi Local Planning Authority,
Office of the Thoothukudi District
Town & country planning,
Thoothukudi district.

To:

The president,
Melarasadi Panchayat,
Thoothukudi Panchayat Union,
Thoothukudi District.

Enclosure:

Original Map and Condition - 2 sets

Copy to

1. M/s. SIGARAM COLD STORAGE LLP,
Thiru Balakrishnan & 3 others,
19, PERIYAKADAI STREET,
THOOTHUKUDI - 628001.
2. Technical Record – 1 Set.
3. TNRERA
No.1A, 1st Floor, Gandhi Irwin Bridge Road, Egmore.
Chennai-600008

Signature Not Verified

Signed by: Assistant Director
Location: Thoothukudi
Date: 2023.08.23 13:54:06

