

DISTRICT TOWN AND COUNTRY PLANNING,
THOOTHUKUDI DISTRICT
Online Building Plan Application – Planning Permission

To
The Commissioner,
Thoothukudi Corporation,
Thoothukudi.

Industrial Building - Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Taluk - Thoothukudi Local Planning Authority – Thoothukudi Corporation – Meelavittan Village Part I – Plot No: D-12 in Sipcot Industrial Complex in Approved Layout No: L.P(I)/Thoothukudi LPA No: 03/2020 in Survey No: 298Pt & 299Pt– Extent Of 6516.00 Sq.m - FSI in 1865.85 Sq.m - The Proposed Construction of Industrial Building (Manufacturing Of Wooden Furniture) Green Category For M/S Topaz Industries with Installation of 30.00 HP Electrical Motors – Planning Permission Issued - Forwarded for Further Action - Regarding.

- 1.The Application M/s Topaz Online: SWP/BPA/010183/2023 Dated: 29/05/2023
- 2.G.O.86, Housing and Urban Development Department, Dated: 28.03.2012.
- 3.G.O.18, Department of Municipal Administration and Water Supply dated: 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated: 31.01.2020
- 4.G.O.138, Housing and Urban Development Department, dated: 04.06.2004
- 5.Circular from the Commissioner of Town and Country Planning, Roc no.4367/2019/PA2 dated: 05.02.2020.
- 6.Circular from the Commissioner of Town and Country Planning, Roc no.21075/2009PA1 dated: 27.06.2012.
- 7.Circular from the Commissioner of Town and Country Planning, Roc no.12201/2017/CB dated: 22.09.2017

- 8.Circular from the Commissioner of Town and Country Planning, Roc no.14227/2017/CB dated: 14.12.2017
9. Circular from the Commissioner of Town and Country Planning, Roc no.8557 /2019/G.R. dated 08.05.2019
- 10.District Officer, Thoothukudi Fire and Recuse Services letter
OMu.No.11592/A/2022, dated: 02.12.2022
- 11.Demand payment Request letter dated: 28.07.2023
- 12.The Application M/S Topaz Demand Remittance letter dated 21.08.2023
13. LPA Resolution NO.12, Dated 15.11.2022

With reference to the letter in the 1st cited, applicant has requested for the approval of Industrial Building, Thoothukudi District, Thoothukudi Taluk, Thoothukudi Local Planning Authority, Thoothukudi Corporation, Meelavittan Village Part I, Plot No: D-12 in Sipcot Industrial Complex in Approved Layout No: L.P(I)/Thoothukudi LPA No: 03/2020 in Survey No: 298Pt & 299Pt, Extent Of 6516.00 Sq.m, FSI in 1865.85 Sq.m, The Proposed Construction of Industrial Building (Manufacturing Of Wooden Furniture) Green Category For M/S Topaz Industries with Installation of 30.00 HP Electrical Motors. The Site has been marked as “ABCDEFGH” and Concurrence for Site Approval Issued.

The Proposed Industrial Building Area

TYPE OF BUILDING	FSI AREA	Non FSI AREA	TOTAL AREA
Working Hall I (Block 1)	746.76	—	746.76
Working Hall II (Block 2)	746.76	—	746.76

Office Room (Block3) Ground Floor	183.04	—	183.04
First Floor	183.04	—	183.04
TerraceFloor Head Room	—	26.19	26.19
Security Room	6.25	—	6.25
Total Area	1865.85	26.19	1892.04

FSI - 0.29 < 1.50

With the above Area the Proposed Industrial Building Technical Clearance Issued with Special and General Conditions. The Industrial Building Plan Numbered as SWP/THOOTHUKDI/ B.P.A/A.D./D.T.C.P. No.28/2023 (SWP/TUTY) from 22-08-2023 to 21-08-2031.

SPECIAL CONDITIONS:

1. 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 document. (lease deed, sale deed, gift deed, etc.)
2. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 mentioned rules and regulation should be followed.
3. Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if any dispute arises are individual rights, 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.

4. 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.
5. Government Registered Electrical Contractor must be employed for wiring works during construction.
6. Ref No.10 District Officer Thoothukudi Fire and Recuse Services Issued terms and Condition to be Followed and Local Body Should monitor these before getting Final Approval.
7. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
8. 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 Surveyor 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.
9. Conditions mentioned in the No Objection certificates obtained from the central and state Govt Departments must be followed scrupulously.

10. "The Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated: 05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed.
11. OSR Earmarked in site plan to be used only as open space and not as any other purpose.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed building.
2. Setbacks should be Retained 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. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the water Act 1974 for discharge of sewage and 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.
5. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
6. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
7. As per GO No.341 MAWS dated 03.11.2004 U Trap in the septic tank design to be provided.
8. Fly Ash bricks and Materials to be used Mandatory.

9. 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.
10. 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.
11. The Commissioner, Thoothukudi Corporation has to ensure, if the construction is done with Additional / Deviation to the approved plan before Levy of applicable Taxes.

The following fee and charges are collected as follows:

Scrutiny Charge Rs.13507.00 Dated: 29.05.2023

Centage Charge for Building Rs. 3000.00, Dated: 21.08.2023

Centage Charge for Land Rs. 300.00, Dated: 21.08.2023

Development Charges for Building Rs. 18930.00, Dated: 21.08.2023

Development Charges for Land Rs. 32580.00, Dated: 21.08.2023

Display Board Charges Rs. 1500.00, Dated: 21.08.2023

Infrastructure & Amenities Charges Rs. 350808.00 Dated: 21.08.2023

Member Secretary / Assistant Director,
District town & country planning,
Thoothukudi district.

Enclosure:

Original Map and Condition - 2 sets

Copy to

1. Topaz Industries, 1D/316/1,
VMS Nagar south, Meelavittan part I,
Thoothukudi - 628002.
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: 2023.08.22 15:59:17

