

District Town and Country Planning – Thoothukudi District
106J-37, Millerpuram 2nd Street, (Near Vikasa School) Thoothukudi - 628 008
Online Building Plan Application – Planning Permission

ROC NO. SWP/BPA/090761/2023

Date:19.01.2024

To
The Commissioner,
Thoothukudi Corporation,
Thoothukudi.

Industrial Building - Office of The Thoothukudi District Town and Country Planning – Thoothukudi District – Thoothukudi Taluk – Thoothukudi Local Planning Authority – Thoothukudi Corporation –Meelavittan Part-2 Village – S. No: 930/1A1B, 930/1B1 - Extent of 9950.00 Sq.m –Proposed Construction of an Industrial Building having FSI Area 3688.08 Sq.m (Decorticating Dry Cashew Using 20 HP Electrical Power) - Planning Permission Issued - Forwarded for Further Action - Regarding.

1. The Application Thiru. P. Ananthakrishnan Online No. SWP/BPA/090761/2023 Dated:27.12.2023.
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. Fire NOC letter L.D i s. N o : 13170/A/2023 Thoothukudi District office dated: 29.12.2023
11. Demand payment Request letter dated: 12.01.2024
12. The Application, Thiru. P. Ananthakrishnan Demand Remittance letter dated 12.01.2024
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 construction of an Industrial Building at Thoothukudi District, Thoothukudi Taluk, Thoothukudi Local Planning Authority, Thoothukudi Corporation, Meelavittan Part-2 Village, S. No: 930/1A1B, 930/1B1, Extent of 9950.00 Sq.m having FSI Area 3688.08 Sq.m (Decortivating Dry Cashew Using 20 HP Electrical Power). The Site has been marked as "ABCD" and Concurrence for Site Approval Issued.

The Proposed Industrial Building Area:

FLOOR DETAILS	FSI Area (In Sq.m)	NON FSI Area (In Sq.m)	TOTAL BUILT UP AREA (In Sq.m)
Work shed	3688.08	244.26	3932.34
Worker's Toilet	----	48.38	48.38
Driver's Toilet	----	29.05	29.05
Cycle Stand	----	61.00	61.00
Total	3688.08	382.69	4070.77

$$\text{FSI} = 0.371 < 1.50$$

With the above Area, Building Planning Permission Issued with Special and General Conditions. The Building Planning Permission Number is issued as

SWP/THOOTHUKDI/DTCP /PLANNING PERMISSION NO. 03/2024

From 19 -01-2024 To 18-01-2032.

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

9. "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.

GENERAL CONDITIONS:

1. Solar water heating system to be provided in 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 were collected:

Scrutiny Charge	-Rs. 23066.00 Dated: 27.12.2023.
Centage Charge for Building	-Rs. 1500.00, Dated: 12.01.2024.
Centage Charge for Land	-Rs. 300.00, Dated: 12.01.2024.
Development Charges for Building	-Rs. 32568.00, Dated: 12.01.2024.
Display Board Charges	-Rs. 1500.00, Dated: 12.01.2024.
Infrastructure & Amenities Charges	-Rs. 693532.00 Dated: 12.01.2024.
Shelter Charges	-Rs.48961.00 Dated: 12.01.2024.

Member Secretary (I/C) / Assistant Director,
Thoothukudi Local Planning Authority,
District Town & Country Planning Office,
Thoothukudi.

Enclosure:

Original Map and Condition - 2 sets

Copy to

1. Thiru. P. Ananthakrishnan
Door No. 106H/D/7,
Millerpuram,
Thoothukudi-628 008.
2. Technical Record – 1 Set.
3. TNRERA,
No.1A, 1st Floor, Gandhi Irwin Bridge Raod,
Egmore,
Chennai.

Signature Not Verified

Signed by: Assistant Director
Location:Thoothukkudi
Date:2024.01.19 18:52:29

