

DISTRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT

Online Building Plan Application – Technical Approval

Application Number: SWP/BPA/0004569/2022

Sir/Madam,
Subject:

Industrial Building – Office of the Tiruvallur District Town and Country Planning – Thiruvallur District –Gummidipondi Taluk – Thervoy Kandigai Village, SIPCOT Industrial Park, Plot No.A-4/1D, S.F.No.32/2pt, Site Extent of 20232.33 Sq.m – FSI area of 4952.91 Sq.m- Technical Concurrence issued – Technical Approval Issued - Forwarded for further action – Regarding.

- Reference:
1. M/s. Pandian Chemicals Limited ,Online Application Reference No. SWP/BPA/004569/2022, Received Dated: 16.12.2022, 03.03.2023 & 17.04.2023.
 2. Assistant Director, Tiruvallur District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/004569/2022, Dated: 07.04.2023.
 3. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No. SWP/BPA/004569/2022, Dated: 15.06.2023.
 4. G.O.No.86,Housing and Urban Development Department, Dated:28.03.2012.
 5. G.O.No.85,Housing and Urban Development Department, Dated:16.05.2017.
 6. G.O.No.1,Housing and Urban Development Department, Dated:05.01.2021.
 7. G.O.No.18, Department of Municipal Administration and Water Supply,Dated:04.02.2019.
 8. G.O.16 Department of Municipal Administration and Water Supply,Dated:31.01.2020.
 9. G.O.No.54,Housing and Urban Development Department, Dated:12.03.2020.
 10. Director of Town and Country Planning, Chennai circular LetterRocNo.7486/2009/BA2,Dated:16.04.2009.
 11. Director of Town and Country Planning, Chennai circular LetterRocNo.21075/2009/BA1,Dated:27.06.2012.
 12. Director of Town and Country Planning, Chennai circular LetterRocNo.12201/2017/BA1,Dated:22.09.2017.
 13. Director of Town and Country Planning, Chennai circular LetterRocNo.14227/2017/Splcell,Dated:14.12.2017.
 14. Director of Town and Country Planning, Chennai circular Letter Roc No.4326/2019/BA2,Dated:05.02.2020.
 15. G.O.No.79, Housing and Urban Development Department, Dated:04.05.2017.

16. District Officer, Fire & Rescue Services, Thiruvallur ROC, R.c.No.9064/A/2022, Dated: 09.12.2022.
17. Member Secretary, Tamil Nadu Pollution Control Board, Consent order No.2201247926047, Proceedings No.T4/TNPCB/F.1203GMP/RL/GMP/A/2022, Dated:13.012.2022.

Order

1. With reference to the 1st Cited letter, the applicant M/s.Pandian Chemicals Limited has requested for the approval of Industrial building at Thiruvallur District, Gummidipondi Taluk – Thervoy Kandigai Village, SIPCOT Industrial Park, Plot No.A-4/1D, S.F.No.32/2pt, Site Extent of 20232.33 Sq.m – FSI area of 4952.91 Sq.m. In continuation, the above proposal was submitted Head office vide in the reference 2nd cited, In the reference 3rd Cited, The Directorate of Town and Country Planning processed the above applicant request, has been accepted. The Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No: 217 / 2023.**

2. The area statement for the proposed Industrial building is as below.

Area of Site - 20232.33 Sq.m.

Proposed Building details: Industrial Building (Red Category)

S.No.	Description	FSI (Sq.m)	Non FSI Area (Sq.m)	Total Buildup Area (Sq.m)
1	CELL HALL - I			
	Ground Floor	791.18	-	791.18
	First Floor	486.68	-	486.68
2	CELL HALL – II			
	Ground Floor	791.18	-	791.18
	First Floor	486.68	-	486.68
3	DRY PROCESS AREA			
	Ground Floor	462.53	-	462.53
	First Floor	147.81	-	147.81
4	RECOVERY PLANT			
	Ground Floor	114.00	-	114.00
	First Floor	114.00	-	114.00

5	BY PRODUCTION GODOWN			
	Ground Floor	91.20	-	91.20
6	WORKSHOP			
	Ground Floor	90.25	-	90.25
7	LAB			
	Ground Floor	86.40	-	86.40
8	STORE			
	Ground Floor	96.00	-	96.00
9	ADMIN OFFICE			
	Ground Floor	215.05	-	215.05
10	KITCHEN CUM DINING			
	Ground Floor	170.64	-	170.64
11	FINISHED PRODUCT GODOWN			
	Ground Floor	337.50	-	337.50
12	RAW MATERIAL GODOWN I			
	Ground Floor	150.00	-	150.00
13	RAW MATERIAL GODOWN II			
	Ground Floor	150.00	-	150.00
14	BOILER HOUSE			
	Ground Floor	92.16	-	92.16
15	QUAD ROOM			
	Ground Floor	25.00	-	25.00
16	TOILET			
	Ground Floor	54.65	-	54.65
	Total Area	4952.91	-	4952.91

Total FSI Area – 4952.91 sq.m

FSI Achieved – 0.24

3. With the above area, the proposed building proposal is given technical approval with the following special and general conditions. The building plan Numbered as **SWP/B.P (Industry) /A.D.D.T.C.P(TVLR) No.44/2023.**

4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

5. The Local authority shall accord Final approval after collecting requisite fees / charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

6. The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

7. **The fee collected from the applicant are as follows.**

S.No	Description	Amount
1	Scrutiny Fees	Rs. 40,378.00/-
2	Display Board Charges	Rs. 1,500.00/-
3	Shelter Charges	Rs. 4,297.00/-
4	Centage Charge for Building	Rs. 6,000.00/-
5	Infrastructure and Amenities Charges	Rs. 18,57,375.00/-

Special conditions:

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

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

3) Planning permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 architects/ Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that developments shall be structurally sound and adequate safety measures and 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) 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) As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots.

8) "The Provision in the G.O.(Ms) No.17, H & UD (UD4(3)), Department" dated:05.02.2016, relating to installation and use of solar energy system, should be followed.

General Conditions:

1. Solar Water Heating System should be installed for the proposed industrial use construction.
2. The parking lot shall be used for that purpose as intended on the drawing,
3. The openings shown on the drawing should be positioned accordingly.
4. No alteration shall be made in the building contrary to the approved drawing, if any alteration is to be made, prior approval of this authority shall be obtained.
5. Rainwater harvesting facilities should be implemented in the building as shown in the drawing and as per G.O No. 18 Municipal Administration and Water Supply Department dated 04.02.2019.
6. The Applicant shall at his own cost provide sewage from the proposed building, disposal by private vehicles, protected drinking water facility for the user and water supply for other needs.
7. Anti-mosquito device should be fitted to drinking water tank and well located in the site.
8. Adequate fire protection and fire fighting equipment shall be provided in the proposed construction as required by law.
9. As per G.O No.341, Municipal Administration and Municipal Administration and Water Supply Department (N,N,1) Department dated 03.11.2004, "U" Trap should be set up in septic tank.

10. As per Environment and Forest Department notification, Fly Ash Bricks and Materials are to be used for the proposed building.

11. A copy of the approved plan (true copy) shall be installed on the board in a visible manner at the site during construction.

12. G.O No. 18, Municipal Administration and Drinking Water Supply (Na, Ni, 1) Department dated 04.02.2019- "Tamil Nadu Combined Development & Building Rules 2019" rules should be followed.

13. Shade trees should be planted around the proposed building site.

Assistant Director
District Town and country Planning office,
Tiruvallur District.

To:

The Block Development Officer,
Gummidipoondi Panchayat Union,
Tiruvallur District

Copy To:

M/s. Pandian Chemicals Ltd,
No.17A , Vallabhai Road,
Chokkikulam,
Madurai -625002.

Signature Not Verified

Signed by: Assistant Director
Location: Tiruvallur
Date: 2023.06.22 17:36:15

