

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur 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.

DISTRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT

Online Building Plan Application – Technical Approval

Application Number : SWP/BPA/0005277/2023

Sir,

Subject: Industrial Building– Office of the Tiruvallur District Town and Country planning - Tiruvallur District – Tiruvallur Taluk– Koduveli Village - S.F.Nos. 5/1, 5/2A, 5/2B, 5/3, 5/5, 6/1A, 1B, 2A, 2B, 2C, 3A, 3B, 3C, 4A, 4B; 11/1A, 2A, 2B, 3, 4, 5; 12/1A, 2B2, 2C;14/4B; 16/2, 3, 4A,4B, 5A,5B; 17/1, 2A,2B, 3; 18/1, 2, 3A, 4A, 19/1, 2, 3, 4 ,5A1, 5A2, 5B, 6A1, 6A2, 6B, 7, 8, 9, 10, 11A, 11B; 31/1A, 1B, 1C, 1D, 36/1A2A,1A2B; 37/1A1B1, 1A1B2; 38/1B, 2A1, 2A2; 39/1B, 2A1, 2A2; 48/2A, 2B; 49/2A, 2B - already approved- Now additional site area has been added with already approved site area in Koduveli Village, S.F.Nos:1/1A; 3/1; 4; 5/4A1, 4A2, 4A3, 4A4, 4B, 6A, 6B2; 20/1, 2 and 21/1, 3 Total Site area:122756.20Sqm- Revised and Proposed additional FSI Area:58924.49 sqm- Technical Concurrence issued – Technical Approval Issued - Forwarded for further action – Regarding.

- Reference:
1. M/s.Svahgraha constructions and holdings Private Limited and M/s.Broadview Constructions and holdings Pvt Ltd,Online Application. SWP/BPA/0005277/2023, Dated:17.02.2023
 2. Assistant Director, Tiruvallur District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0005277/2023,Dated:23.02.2023.
 3. Assistant Director,Tiruvallur District Town and Country Planning office, Roc No: 1226/16/TVM-2 Dated: 25.07.17.
 4. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No. SWP/BPA/0005277/2023, Dated: 19.04.2023
 5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
 8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020

11. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
17. Joint Director, Agriculture Department Noc No: Maathi 1/8860/2021, Dated: 18.11.2021.
18. District Fire & Rescue Services, Tiruvallur District Noc No:L.Dis No: 6457/A/2022,Dated: 09.09.2022.
19. Applicant, Payment Paid Receipt Received On Dated: 10.05.2023 (Paid on Dated: 28.04.2023) Payment of Centage Fee and I & A Fee etc.

Order

1. With reference to the 1st Cited letter, the applicant M/s. Svahgraha constructions and holdings Private Limited and M/s. Broadview Constructions and holdings Pvt Ltd, has requested for the approval of revised and additional construction of industrial building in addition to Technical approval has already been issued for an FSI area of 42689.84sqm on a site area of 97468.70sqm in Tiruvallur District, Tiruvallur Taluk, Koduveli Village, S.F.Nos. 5/1, 5/2A, 5/2B, 5/3, 5/5, 6/1A, 1B, 2A, 2B, 2C, 3A, 3B, 3C, 4A, 4B; 11/1A, 2A, 2B, 3, 4, 5; 12/1A, 2B2, 2C;14/4B; 16/2, 3, 4A,4B, 5A,5B; 17/1, 2A,2B, 3; 18/1, 2, 3A, 4A, 19/1, 2, 3, 4 ,5A1, 5A2, 5B, 6A1, 6A2, 6B, 7, 8, 9, 10, 11A, 11B; 31/1A, 1B, 1C, 1D, 36/1A2A,1A2B; 37/1A1B1, 1A1B2; 38/1B, 2A1, 2A2; 39/1B, 2A1, 2A2; 48/2A, 2B; 49/2A, 2B - already approved.

Now additional site area has been added with already approved site area in Koduveli Village, S.F.Nos:1/1A; 3/1; 4; 5/4A1, 4A2, 4A3, 4A4, 4B, 6A, 6B2; 20/1, 2 and 21/1, 3 with a site area of 122756.20Sqmq with a revision and proposed additional FSI area of 58924.49sqmq.

The Assistant Director of Tiruvallur District Town and Country Planning Office has recommended the proposal with a site inspection remarks.

Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as "1 to 101".

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No:145/2023. In continuation of the above technical clearance issued by the DTCP, The proposed site is approved and Numbered as SWP/L.P/A.D.D.T.C.P (TVLR) No.122/2023.

The area statement for the Proposed Industry Building is as below.

Area of Site : 122756.20Sqm

Building details : Industrial Building

Description	FSI(Sqm)	Non FSI Area(Sqm)	Total Built up Area(Sqm)
INDUSTRIAL BUILDING – B1			
GROUND FLOOR	14748.79 Sqm	-	14748.79Sqm
MEZZANINE FLOOR	200.00 Sqm	-	200.00 Sqm
CANOPY	432.00 Sqm	-	432.00 Sqm
INDUSTRIAL BUILDING – B2			
GROUND FLOOR	26426.83 Sqm	-	26426.83 Sqm
MEZZANINE FLOOR	200.00 Sqm	-	200.00 Sqm
CANOPY	1098.00 Sqm	-	1098.00 Sqm
TOTAL - A	43105.62Sqm		43105.62Sqm
INDUSTRIAL BUILDING – B3			
GROUND FLOOR	13843.41 Sqm	-	13843.41 Sqm
MEZZANINE FLOOR	162.00 Sqm	-	16200 Sqm
CANOPY	408.46 Sqm	-	408.00 Sqm
TOILET	71.40Sqm	-	71.40 Sqm
DRIVER TOILET -1	14.85Sqm	-	14.85 Sqm
DG PANEL GENERATOR ROOM	13.86Sqm	-	13.86 Sqm
GENTS TOILET -1	57.60Sqm	-	57.60 Sqm
LADIES TOILET -1	38.54Sqm	-	38.54 Sqm
EB ROOM	15.64Sqm	-	15.64 Sqm
PUMB ROOM	42.465Sqm	-	42.465 Sqm

DRIVER REST ROOM	95.00Sqm	-	95.00 Sqm
MHE ROOM	120.96Sqm	-	120.96 Sqm
MHE ROOM CANOPY	63.00Sqm	-	63.00 Sqm
TOILET	135.75Sqm	-	135.75 Sqm
TOILET CANOPY	35.97Sqm	-	35.97 Sqm
EB PANEL ROOM	19.78Sqm	-	19.78 Sqm
TOILET BLOCK	23.67Sqm	-	23.67 Sqm
TOILET BLOCK	21.59Sqm	-	21.59 Sqm
EB ROOM	15.91Sqm	-	15.91 Sqm
TOILET BLOCK	46.25Sqm	-	46.25 Sqm
TOILET BLOCK	84.01Sqm	-	84.01 Sqm
TOILET BLOCK	14.26Sqm	-	14.26 Sqm
GRB/SMS FIRE WAER TANK	-	-	-
UG STP	-	-	-
UG STP	-	-	-
RAIN WATER HARVESTING POND	-	-	-
UG STP 30 KLD	-	-	-
SECURITY ROOM	26.69Sqm	-	26.69 Sqm
TOILET	116.28Sqm	-	116.28 Sqm
SCRAP YARD	47.50Sqm	-	47.50 Sqm
SCRAP YARD CANOPY	16.60Sqm	-	16.60 Sqm
PH TOILET	11.34Sqm	-	11.34 Sqm
B2 TOILET BLOCK	55.08Sqm	-	55.08 Sqm
STORE ROOM 1 & 2	201.00Sqm	-	201.00 Sqm
TOTAL - B	15818.87Sqm		15818.87 Sqm
TOTAL AREA (A+B)	58924.49Sqm	-	58924.49Sqm

Revised FSI Area : 43105.62 Sq.m

Proposed FSI Area : 15818.87 Sq.m

Total FSI Area : 58924.49 Sq.m

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.**29/2023**.

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.72,587 (Online) + 2,33,000 (Offline)	Rs.3,05,587/-
2	Display Board Charges	Rs.1,500/-
3	Shelter Charges	Rs. 3,26,072/-
4	Centage Charge for Land	Rs.300/-
5	Centage Charge for Building	Rs.20,000/-
6	Infrastructure and Amenities Charges	Rs.60,48,750/-

The Technical Concurrence issued with the following Special and General Conditions: -

Special conditions:

1) The OSR I to OSR 8 total OSR area 12623.65Sqm shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 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 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.

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 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. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

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,
Ellapuram panchayat Union,
Tiruvallur District

Copy To:

M/s. Svahgraha Constructions and Holding Pvt Ltd
M/s. Broadview Constructions and holdings Pvt Ltd
"Regus" Olympia Tech Park,
No.2, SIDCO Industrial Estate, Guindy,
Chennai- 600032

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

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One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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PriceMap

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

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Build Scope

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

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The registers themselves, read for you.

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Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

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Approval check by survey

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What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

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What the plan says can happen on this land.

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CMDA land use check

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Who holds it, and which office keeps the record.

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