

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/0007000/2023

Date:08.09.2023

Sir,

Subject: Industrial Building – Office of the Tiruvallur District Town and Country Planning - Tiruvallur District / Taluk – Ellapuram Panchayat Union – Thamaraiakkam Panchayat - Ammanambakkam village – SF. No.126/1C1, 126/1C2, 170A/2B1 & 170/2A1B1 - Site area of 16550.00 sq.m – FSI Area : 7079.69 sq.m - Technical Approval Issued - Forwarded for further action – Regarding.

Reference:

1. Mr.Govindarajulu, Online Application No. SWP/BPA/0007000/2023/TCP5, Dated: 17.03.2023 & 28.04.2023.
2. The Assistant Director, Tiruvallur Inspection Report on Dated: 09.02.2023.
3. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No. SWP/BPA/0007000/2023, 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. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.

15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
16. District officer, Fire & Rescue Services, Tiruvallur, R.C.No.401/A/2023, Dated: 19.01.2023.
17. Joint Director, Agriculture Department, Tiruvallur District letter No.MaThi1/1306/2023, Dated: 23.02.2023.
18. The District Collector, Tiruvallur letter K.Dis.No.18299/2021/N2, Dated: 14.09.2022.
19. This office demand payment request letter, dated.16.09.2023 (requiring payment of Centage Fee, Display Board Fee, I&A Charges, Shelter Charges)
20. Applicant payment letter, dated.19.06.2023 (payment of Centage Fee, Display Board Fee, I&A Charges, Shelter Charges)
21. Applicant requested letter dated:23.08.2023
22. Director of Town and Country Planning, Chennai Letter Roc No. 20455/2023/TCP-5, Dated: 01.09.2023. (Received via Offline)
23. G.O. No.195, Housing and Urban Development Department, Dated: 05.11.2022

1. With reference to the 1st Cited letter, the applicant Mr.Govindarajulu requested for the approval of Industrial building at Tiruvallur District / Taluk, Ellapuram Panchayat Union, Thamarapakkam Panchayat, Ammanambakkam village, S.F.No.126/1C1, 126/1C2, 170A/2B1 & 170/2A1B1 with a site extent of 16550.00 sq.m, FSI area of 7079.69 sq.m.

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 14.

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 : 193 / 2023** with Special Conditions and conditions as follows with a direction to collect necessary charges for further actions.

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.198/2023.

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

Area of Site - 16550.00 sq.m

Building Details : Industrial Building

S. No	Description	FSI Area in sq.m	Non FSI Area in sq.m	Total Buildup Area in sq.m
1.	Factory I – Ground Floor	3386.08	-	3386.08
2.	Factory II – Ground Floor	3693.61	-	3693.61
3.	Security Room - 1	-	6.25	6.25
4.	Security Room - 2	-	6.25	6.25
Total		7079.69	12.50	7092.19

Total FSI area - 7079.69 sq.m

FSI achieved - 0.428

HP Proposed - 45 H.P

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.**56/2023**.

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.38,996/-
2	Centage Charge for Land	Rs.300/-
3	Centage Charge for Building	Rs.2,000/-
4	Infrastructure and Amenities Charges	Rs.26,58,750/-
5	Shelter Charges	Rs.1,46,218/-
6	Display Board Charges	Rs.1,500/-

Special conditions:

1) The OSR 1 - 1413.00 sq.m (Earmarked as A to G) and OSR 2 – 304.00 sq.m (Earmarked as H to J) with a total OSR extent – 1717.00 sq.m as shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No. 41(1)(i).

2) In the above DTCP Concurrence letter, a Special Condition No.2 has been imposed that the existing building should be demolished as shown in the site plan before issue of approval by the Assistant Director of Tiruvallur Town and Country Planning office. In continuation, applicant in the reference 21st cited, requested to remove the existing building in the site within 180 days. Based on the applicant request, in the reference 22nd cited, DTCP has issued an order that if the old construction is not removed within the specified time as per the undertaking of the Applicant, action should be taken by the District Assistant Director as an unauthorized construction under Sections 56 and 57 of the Urban Development Act, 1971 and as per the Ordinance in the reference 23rd cited. Hence Applicant has to comply the above condition within 180days.

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

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

5) 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.

6) Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

7) 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.

8) 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)

9) "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.

Encl:

Drawing - Sheet 1

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

To:

The Block Development Officer,
Ellapuram panchayat Union,
Tiruvallur District

Copy To:

Thiru.Govindarajulu,
72/15, M Block, Royal Enclave,
3rd Avenue, Anna Nagar East,
Aminjikarai,
Chennai - 600102



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.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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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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Property Tracker

Watch a property and hear about it when something new is registered against it.

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Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

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Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

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Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

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