

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.



GUMMIDIPOONDI LOCAL PLANNING AUTHORITY.

Online Building Plan Application – Technical Concurrence

Application Number : SWP/BPA/0008153/2023

Sub: Industrial Building –Gummidipoondi Local Planning Authority -
Thiruvallur District – Gummidipoondi Taluk, Pappankuppam
Village – K-4 Phase II, SIPCOT Industrial Complex -
S.No:270pt & 255pt - Site area of 62,889.80Sq.m.- FSI area of
31749.41Sq.m – Technical Concurrence issued by DTCP -
Placed in GLPA Meeting Planning Permission Issued –
Forwarded for further action – Regarding.

- Ref: 1. Applicant. M/s.DANBLOCK BRAKES INDIA (P) LTD Online
Application Reference No. SWP/BPA/0008153/2023,
Dated: 18.03.2023.
2. Assistant Director/Member Secretary, Gummidipoondi LPA,
Tiruvallur District Town and country Planning office,
Inspection Report of Online Application
No.SWP/BPA/0008153/2023, Dated:30.03.2023.
3. The Directorate of Town and Country Planning Technical
Concurrence Issued Proceeding No. Online Application
SWP/BPA/0008153/2023, 14.02.2024.
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
Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular
Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular
Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.
13. District Officer, Fire & Rescue Services Department,
Thiruvallur District Letter L.Dis.No.TN-3520231012111 /B/
2023, Dated:25.10.2023.
14. Demand Called On 16.02.2024
15. Demand Paid by Applicant on 29.02.2024.
16. GLPA, meeting held on 25.06.2024 and approved
Resolution No.15, Dated 25.06.2024.

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Order

1. With reference to the 1st Cited letter, the applicant M/s.DANBLOCK BRAKES INDIA (P) LTD, has requested for the approval of Industrial Building, Proposed is Thiruvallur District, Gummidipoondi Taluk, Pappankuppam Village, K-4 Phase II, SIPCOT Industrial Complex S.No: 270pt & 255pt with Site area of 62,889.80Sq.m and FSI area of 31749.41Sq.m. In continuation, this Proposal was Scrutinised and Submitted to Head Office, in the reference 2nd cited. In the reference 3rd Cited, The Directorate of Town and Country Planning has processed and accepted the applicant request has been accepted and the boundary of the site has been marked as “ **A to M** ”

The Technical Concurrence was issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 75/2024.**

2. The area statement for the Proposed Industrial building is as below. Area of Site –62,889.80 Sqm

Building area details: Industrial Building (Orange Category)

Sl.No.	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Area in Sq.m
1	Security Room	42.85	-	42.85
2	Admin Building, Staff Toilet and Show Room	407.07	-	407.07
3	Development Block	173.49	-	173.49
4	Store-1	157.48	-	157.48
5	Store-2	154.94	-	154.94
6	Store-3	156.48	-	156.48
7	Staff Ladies Toilet Contractor Toilet- Dining-1	169.92	-	169.92
8	Contractor Toilet- Dining-2	146.05	-	146.05
	Septic Tank	-	25.99	25.99
9	Main Factory Building & Compressor Room Ground Floor	17962.73	-	17962.73

	Factory Building First Floor	501.89	-	501.89
	Factory Building Second Floor	501.89	-	501.89
	Factory Building Third Floor	501.89	-	501.89
	Control Room	-	120.61	120.61
	Cooling Plant	-	23.80	23.80
10	Shed	57.65	-	57.65
	Over Head Water Tank	-	36.00	36.00
	Soft Water Plant	-	150.00	150.00
	Cooling Plant Furnase	-	28.00	28.00
11	Panel/Genset /Compressor Room	372.84	-	372.84
12	Canteen Building and FG Area	874.54	-	874.54
13	Raw Water Sump (SIDCO)	-	19.25	19.25
14	Pump Room	35.00	-	35.00
15	First AID, Doctor Room, CMM-QA Room	128.65	-	128.65
16	Two Wheeler Parking	-	73.00	73.00
17	Drivers Rest Room	76.65	-	76.65
18	First Aid Room	128.65	-	128.65
19	Machine Shop	7221.00	-	7221.00
14	Post Production Storage Shed Production Storage	1977.75	-	1977.75
Total		31749.41	476.65	32,226.06

Total FSI Area: 31749.41Sq.m

3. In continuation of the Technical clearance issued by DTCP in reference 3 rd cited, the above approved Industrial building proposal was placed as subject no.15. in the Gummidipoondi LPA meeting held on 25.06.2024 and resolved as "APPROVED". In Continuation, the above Industrial building proposal is given Planning Permission Approval with the following Special and General conditions and the building plan is numbered as **SWP/B.P(Industry)/M.S.(GLPA) No.52/2024.**
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.2,20,114/-
2	Display Board Charges	Rs.1500/-
3	Shelter Charges	Rs.8,53,776/-
4	Centage Charge for Land and Building	Rs.20,000/-
5	Infrastructure and Amenities Charges	Rs.1,19,25,000/-
6	Development Charges for Land	Rs.1,88,700/-
7	Development Charges for Building	Rs.2,90,250/-

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 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 Surveyors 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.
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.

6. The provisions in the G.O.(Ms). No.17, Housing and Urban Development (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 to be provided to the proposed industrial building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. Parking area to be utilized only for parking purpose mentioned 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. Rain water harvesting should be provided as per the directions mentioned in G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated:04.02.2019& 31.01.2020.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at applicant's own cost.
6. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules.
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
10. As per G.O. No. 18, Department of Municipal Administration and Water Supply, dated.04.02.2019 a display board of size 60cm x 120 cm to be erected which shows site details, building details and professional's details at the place of construction.
11. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and further action shall be taken by the District officer.
12. Shade trees should be planted around the proposed building site.

To,

The Block Development Officer,
Gummidipoondi Panchayat Union,
Tiruvallur District.

Copy to:.

M/s. Danblock Brakes India Pvt Ltd,
Plot No.K-4, SIPCOT Industrial Complex,
Pappankuppam Village,
Gummidipoondi Taluk, Tiruvallur District.

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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One Map

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

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

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Guideline value by survey

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