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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/0008913/2023

Sir / Madam,

Sub: Industrial Building – Office of the Tiruvallur District Town and Country planning - Thiruvallur District – Ponneri Taluk – Chinnambedu Village – S.F.Nos. 36/3B1; 37/1C2, 2B1, 3B1; 43/2B; 45/1A1, 1A2, 1B, 2; 46/1, 2; 47/1, 2; 48/1A1B, 2B2; 53/1,2, 3, 5, 6; 54/1; 55/1, 2, 3; 56/1B, 2A, 2B; 58/1, 2, 3; 59/2B, 3, 4A, 4B; 60/1B, 2, 3; 69/2; 70/3, 4B, 5A2, 5B2, 6B; 71/2B, 3A1,3B1 and 3C2 – Site Area 2,28,984.00 Sq.m - FSI area of 1,13,984.09 Sq.m-Technical Concurrence issued – Technical approval issued - Forwarded for further action – Regarding.

- Ref:
1. M/s.RAR RETAIL AND INFRA LLP, Online Application Reference No. SWP/BPA/0008913/2023, Received Dated: 12.04.2023
 2. This office Inspection Report of Online Application No. SWP/BPA/0008913/2023, Dated: 19.04.2023.
 3. Director of Town and Country Planning, Chennai Technical Concurrence Issued Online Application No. SWP/BPA/0008913/2023
 4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.4.
 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. 21075/2009/BA1, Dated: 27.06.2012.

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 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. District Fire & Rescue Services, Thiruvallur District, Fire NOC. L.Dis.No. 1541/B/2023, dated. 20.02.2023.
16. Tamil Nadu Pollution Control Board, (Air) Consent to Establishment order No.2301249114763, dated: 09.02.2023. Proceedings No.T3/TNPCB/F.1223GMP/RL/GMP/A/2023 Dated: 09.02.2023 (Red Category).
17. Tamil Nadu Pollution Control Board, (Water) Consent to Establishment orders No. 2301149114763, dated: 09.02.2023. Proceedings No.T3/TNPCB/F.1223GMP/RL/GMP/W/2023 Dated: 09.02.2023 (Red Category)
18. District Collector, Thiruvallur wet NOC in letter R.Dis.No. 18338/2020/B2, dated. 03.10.2020.
19. Executive Engineer, WRD, Araniyar Basin Division, Chepauk, Chennai-05 letter No, DB/JDO-1/F.201/NOC/2023, dated. 24.02.2023.
20. Applicant, Demand Paid, Dated: 09.06.2023 (Payment of Centage Fee and I & A Fee etc.)

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Order

1. With reference to the 1st Cited letter, the applicant M M/s.RAR RETAIL AND INFRA LLP, has requested for the approval of Industrial building at Thiruvallur District, Ponneri Taluk, Chinnambedu Village, S.F.Nos. 36/3B1; 37/1C2, 2B1, 3B1; 43/2B; 45/1A1, 1A2, 1B, 2; 46/1, 2; 47/1, 2; 48/1A1B, 2B2; 53/1,2, 3, 5, 6; 54/1; 55/1, 2, 3; 56/1B, 2A, 2B; 58/1, 2, 3; 59/2B, 3, 4A, 4B; 60/1B, 2, 3; 69/2; 70/3, 4B, 5A2, 5B2, 6B; 71/2B, 3A1,3B1 and 3C2, Site Area of 2,28,984.00 Sq.m, FSI area of 1,13,984.09 Sqm. In continuation, the above proposal was submitted to Head office vide in the reference 2nd cited.

In the reference 3rd cited The Directorate of Town and Country Planning processed the above applicant proposal and applicant request has been accepted and Technical Concurrence has been issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 207/2023**. 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.151/2023**

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

Area of Site- 2,28,984.00 Sq.m

Building details : Industrial Building (Red Category)

Block Name	Floors	FSI Area (in Sq.m)	Builtup Area (in Sq.m)
Block-1	Ground Floor	8081.61	8471.55
	Mezzanine Floor	389.94	
Block-2	Ground Floor	22337.16	23451.14
	Mezzanine Floor	1113.98	
Block-3	Ground Floor	21418.91	22543.79
	Mezzanine Floor	1124.88	
Block-4	Ground Floor	22082.91	23177.71
	Mezzanine Floor	1094.80	
Block-5	Ground Floor	13813.79	14488.04
	Mezzanine Floor	674.25	
Block-6	Ground Floor	9788.51	12251.81
	Mezzanine Floor 2 level	2463.30	
Block-7	Ground Floor	2061.16	2061.16
Block-8	Ground Floor	6792.08	6792.08
Facility Management Room		100.00	100.00
Driver's Rest Room		100.00	100.00
Pump Room		180.00	180.00
Modular Water Tank		342.81	342.81
Security Room		24.00	24.00
Total		113984.09	113984.09

Total FSI Area: 113984.09 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.42/2023**

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. 5,70,171.00/-
2	Display Board Charges	Rs.1,500.00/-
3	Shelter Charges	Rs. 9,15,709.00/-
4	Centage Charge for Land	Rs.300.00/-
5	Centage Charge for Building	Rs.20,000.00/-
6	Infrastructure and Amenities Charges	Rs.4,27,48,125.00/-

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

Special Conditions

1. The OSR area 23015.08 Sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 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 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.
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. 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.
8. The Conditions in the Thiruvallur District Collector NOC cited in the reference 18 shall be followed scrupulously.
9. Patta Channels in the proposed site are to be without changing the entry and exit points and without changing the ground slope rerouted for the free flow of rain water.
10. The Conditions in the Culvert NOC letter by the Executive Engineer, WRD, Araniyar Basin Division, Chepauk, Chennai-05 cited in the reference 19 shall be followed scrupulously.

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 municipality engineer details at the place of construction.
11. 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 (B.P),
Sholavaram Panchayat Union,
Tiruvallur District.

Copy To:

M/s. RAR Retail and Infra LLP,
No:75, T.T.K Road,
"Century Centre" 1st Floor,
Alwarpet,
Chennai - 600 018

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