

DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT
Online Building Plan Application - Planning Permission

SWP Application Number: SWP/BPA/0009140/2023

Date: 14.11.2023

Sir ,

Sub : **Warehouse Building** – DTCP, Chennai – Tiruvallur District, Gummidipoondi Taluk & Gummidipoondi Local Planning Authority – Pappankuppam Village, SF.No.244/1A2,244/2A2,244/4A1 & 244/4A3 - Site Extent of 4812.00 sq.m – FSI area of 4164.36 sq.m – Technical Concurrence issued for the proposed Warehouse Building – Technical Approval Issued - Forwarded for further action - Regarding.

- Ref : 1. M/s. GREEN SIGNAL BIO Pharma Private Limited, Online Application No.SWP/BPA/0009140/2023, Dated:19.04.2023 & 14.09.2023
2. The Assistant Director, Tiruvallur District Town and Country Planning office, Inspection Report, Dated:05.05.2023.
3. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No. SWP/BPA/0009140/2023, Dated: 09.10.2023.
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.01, 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. G.O.(Ms).No.95,Housing and Urban Development Department, Dated: 04.08.2023.
17. District Officer, Fire & Rescue Services, Tiruvallur Fire NOC L.Dis.No.2103/A/2023, Dated: 13.03.2023.
18. Joint Director, Agriculture Department, Tiruvallur District letter No.MaThi1/5412/2023, Dated: 07.07.2023.
19. Demand Paid on 07.11.2023.

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Order

1. With reference to the 1st letter Cited, the applicant M/s. GREEN SIGNAL BIO Pharma Private Limited has requested for the approval of Warehouse building at Tiruvallur District, Gummidipoondi Taluk, Pappankuppam Village, SF.No.244/1A2,244/2A2,244/4A1 & 244/4A3, Site Extent of 4812.00 sq.m (1.18 Acres), FSI area of 4164.36 sq.m.

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 and accepted the applicant request and the Technical Concurrence was issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 377/2023**. with Special conditions and General Conditions as follows with a direction to collect necessary charges for further actions.

In the Continuations of Technical clearance issued by DTCP in the reference 3rd cited, The proposed site is boundarised as "1 to 12" and Numbered as **SWP/L.P/A.D.D.T.C.P(TVLR) No. 04/2023** and Site Approval is being given.

2. The area statement for the Proposed Warehouse Building is as below.
Area of the Site – 4812.00 sq.m.

Proposed Building details: Warehouse Building

S.No	Description	FSI Area in sq.m	Non FSI Area in sq.m	Total Buildup Area in sq.m
1	Block-1			
	Ground Floor	1133.88	-	1133.88
	First Floor	1077.24	-	1077.24
	Second Floor	1077.24	-	1077.24

	Head Room	-	64.40	64.40
2	Block-2			
	Ground Floor	292.00	-	292.00
	First Floor	292.00	-	292.00
	Second Floor	292.00	-	292.00
	Head Room	-	26.84	26.84
	Security Room	-	6.25	6.25
	Total Area	4164.36	97.49	4261.85

Total FSI Area – 4164.36 sq.m

FSI Achieved – 0.865

3. In continuation of the Technical clearance issued by DTCP, the above proposed 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. 05 /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. 15,546/-
2	Display Board Charges	Rs. 1,500/-
3	Shelter Charges	Rs. 4,560/-
4	Centage Charge for Building	Rs.10,000/-
5	Infrastructure and Amenities Charges	Rs. 15,67,500/-
6.	OsR Fees	RS.1,57,575/-
7.	Development Charge for Building	Rs.38,385/-
8.	Development Charge for Land	Rs.14,436/-

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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR, 2019.

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 Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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.

General Conditions

1. Solar water heating system to be provided to the proposed Warehouse 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.
6. Shade trees should be planted around the proposed building site.

Encl:
Drawing Sheet 1 to 3

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

Copy to
M/s. Green Signal Bio Pharma Pvt Ltd,
Old No.5, new NO.13/A3, Sri Nikethan Circular Road, United India Colony,
Kodambakkam, Chennai-24.

