

DISTRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT
Online Building Plan Application

Application Number : SWP/BPA/0009655/2023

Subject: Industrial Building– Town and Country Planning Office – Tiruvallur District, Ponneri Taluk, Jaganathapuram-II, Irulipattu village, S.F.Nos. 175/4B, 175/5B, 176/3, 181/1B, 181/5, 181/6A - Site area of 16900sq.m- FSI Area of 6599.28 Sqm has been already approved - Now additional site area has been added with already approved site in S.F.Nos. 169/2B, 169/4D, 170/2B, 170/3B, 170/4, 175/3, 176/1, 176/2, Site area of 46350sq.m and Proposed additional FSI area of 17043.93Sq.m.- Total Put together Site Area 63250sqm (As per patta) - Total Put together FSI Area 23643.21sqm - Industrial Building– Technical Concurrence issued for the proposed Industrial Building – Forwarded for further action – Regarding.

- Reference:**
1. M/s. Thejo Engineering Limited, Represented by its Managing Director. Thiru.Manoj Joeseeph, Online Application Reference No. SWP/BPA/0009655/2023, Received Dated: 15.05.2023.
 2. Assistant Director, Tiruvallur District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0009655/2023, Dated:23.06.2023.
 3. The Directorate of Town and Country Planning Technical Concurrence Issued Proceeding No. Online Application No.BPA/0009655/2023 Dated:24.01.2024.
 4. Director of Town and Country Planning Proceedings Roc No:9051/2019/TCP-7, Dated:25.08.2020 (Technical Concurrence No: 178/2020)
 5. Assistant Director, Tiruvallur District Proceedings Roc No: 4517/2018/Tiruvallur-2, Dated:10.11.2020. (Approval No: 31/2020)
 6. G.O.No.86, Housing and Urban Development Department,Dated: 28.03.2012.4.
 7. G.O.No.85, Housing and Urban Development Department,Dated: 16.05.2017.
 8. G.O. No.1, Housing and Urban Development Department,Dated: 05.01.2021.
 9. G.O.No.18, Department of Municipal Administration and WaterSupply, Dated: 04.02.2019.
 10. G.O.16 Department of Municipal Administration and WaterSupply, Dated: 31.01.2020.
 11. G.O. No.54, Housing and Urban Development Department,Dated: 12.03.2020.
 12. G.O. No.79, Housing and Urban Development Department,Dated: 04.05.2017.
 13. Director of Town and Country Planning, Chennai circular LetterRoc No. 7486/2009/BA2, Dated: 16.04.2009.
 14. Director of Town and Country Planning, Chennai circular LetterRoc No. 12201/2017/BA1, Dated: 22.09.2017.
 15. Director of Town and Country Planning, Chennai circular LetterRoc No. 14227/2017/Splcell, Dated: 14.12.2017.
 16. District Fire & Rescue Services, Tiruvallur District, Fire NOCR.Dis.No.2534/A/2023, Dated:27.03.2023.

17. Joint Director, Agriculture Department Tiruvallur District, Letter No.Ma.thi-1/5337/2023, dated 31.07.2023.
18. Tamil Nadu Pollution Control Board, Consent order no. 1909221976529, Dated: 26.03.2019. Proceedings No.F.0380GMP/RS /DEE/TNPCB/GMP/A/2019, Dated: 26.03.2019 (Red Category). (Renewal Consent Valid up to 31.03.2024)
19. Tamil Nadu Pollution Control Board, Consent order no. 1909121976529, Dated: 26.03.2019. Proceedings No.F.0380GMP/RS /DEE/TNPCB/GMP/W/2019, Dated: 26.03.2019 (Red Category). (Renewal Consent Valid up to 31.03.2024)
20. Demand paid by Applicant dated: 03.02.2024.

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Order

1. With reference to the 1st Cited letter, the applicant M/s.Thejo Engineering Limited, Represented by its Managing Director. Thiru.Manoj Joseph, has requested for the approval of proposed additional construction of industrial buildings to the Technical Approval already been issued in the reference 4th cited for an FSI area of 6599.28Sq.m of this site area of 16900Sq.m (As per patta) in S.F.Nos. 175/4B, 175/5B, 176/3, 181/1B, 181/5, 181/6A Jaganathapuram-II, Irulipattu village, Ponneri Taluk, Tiruvallur District.

Now an additional site area of 46350sq.m has been added with already approved site in S.F.Nos. 169/2B, 169/4D, 170/2B, 170/3B, 170/4, 175/3, 176/1, 176/2.

(As per Patta) Total Put together Site Area is 63250sqm (As per patta) and Proposed additional FSI area of 17043.93Sq.m and Existing and proposed Total Put together FSI Area is 23643.21sqm.

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. The boundary of the site marked as “1 to 29” 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: 45/2024**. and forwarded to this office for further actions.

In Continuation of the Technical Clearance issued by DTCP in the reference 3rd cited, The proposed site is boundarised as “1 to 29” and Numbered as **SWP/L.P/A.D.D.T.C.P(TVLR) No.28/2024** and Site Approval is being given.

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

Site - 63250.00sq.m (As per Patta)

Area of Site - 62672.60Sq.m (As per Super Imposed)

Building details: Industrial Building (Red Category)

Sl.No.	Description	FSI Area in Sq.m	Total Builtup Area in Sq.m
1.	Block-1		
	Ground Floor	10824.73	10824.73
	Mezzanine Floor-1	305.93	305.93
	Mezzanine Floor-2	305.93	305.93
2.	Block-2		
	Ground Floor	865.57	865.57
3.	Block-3		
	Ground Floor	188.70	188.70
	First Floor	28.56	28.56
4.	Block-4		
	Ground Floor	264.73	264.73
5.	Block-5		
	Ground Floor	68.67	68.67
6.	Block-6		
	Ground Floor	170.37	170.37
7.	Block-7		
	Ground Floor	1095.92	1095.92
	Mezzanine Floor	612.21	612.21
8.	Block-8		
	Ground Floor	62.57	62.57
9.	Block-9		
	Ground Floor	321.26	321.26
10.	Block-10		
	Ground Floor	369.71	369.71
11.	Block-11		
	Ground Floor	40.02	40.02
12.	Block-12		
	Ground Floor	1007.35	1007.35
13.	Block-13		
	Ground Floor	146.76	146.76
14.	Block-14		
	Ground Floor	324.94	324.94
15.	Block-15		
	Ground Floor	40.00	40.00
	Total	17043.93	17043.93

Proposed Additional FSI Area : 17043.93Sqm

Already Approved FSI Area : 6599.28Sqm

Total FSI Area (Existing + Proposed) : 23643.21Sqm

3. In continuation of the Technical clearance issued by DTCP in reference 3 rd cited, the above proposed Industrial building proposal is given Technical clearance Approval with the following Special and General conditions and the building plan is numbered as **SWP/B.P(Industry)/ A.D.D.T.C.P (TVLR) No.10 /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. 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 fee collected from the applicant are as follows.

S.No	Description	Amount
1	Scrutiny Fees	Rs.1,30,230/-
2	Display Board Charges	Rs.1500/-
3	Shelter Charges	Rs.6,65,338/-
4	Centage Charge for Land & Building	Rs.20,000/-
5	Infrastructure and Amenities Charges	Rs.63,93,750/-

Special Conditions

1. The OSR-1 (4104.02Sqm) ear marked as "P to Y", OSR-2 (2329.89Sqm) ear marked as "A to O" Total OSR area 6433.91Sq.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.

General Conditions

1. Solar water heating system to be provided to the proposed additional industrial building. Solar photo voltaic panels to be erected at the 1/3rd 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. Shade trees should be planted around the proposed building site.

To

Block Development Officer
Shozhavaram panchayat Union,
Ponneri Taluk and Tiruvallur District.

Copy To:
Mr. Manoj Joseph (Managing Director),
M/s. THEJO ENGINEERING LTD.,
No.11, Balaji Nagar 1st Street,
Royapettah, Egmore,
Chennai- 600 014.

Signature Not Verified

Signed by: Assistant Director
Location: Tiruvallur
Date: 2024.02.08 15:18:48

