

GUMMIDIPOONDI LOCAL PLANNING AUTHORITY
DISTRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT

Online BuildingPlan Application

SWPApplicationNumber:SWP/BPA/0010788/2023

Sir,

Sub :Industrial Building – Office of the Gummidipoondi Local Planning Authority – Tiruvallur District, Gummidipoondi Taluk – Old Gummidipoondi Village, SF.No.617/2pt, 617/4Apt, 624pt, 625, 626, 627pt, 628, 629pt & Peddikuppam Village, SF.No.317pt – Gummidipoondi SIPCOT Industrial Complex, Plot No.A-14 & B-71 - Site Extent of 66,854.07 sq.m (16.52 Acres) – FSI area of 7577.27 sq.m – Technical Concurrence issued for the proposed Industrial Building - Planning Permission Issued – Forwarded for further action - Regarding.

- Ref : 1. M/s.GP SULPHONATES PVT LTD, Online Application No.SWP/BPA/0010788/2023, Dated:29.06.2023 & 18.09.2023
2. The Assistant Director, Tiruvallur District Town and Country Planning office, Inspection Report, Dated: 25.06.2023.
3. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No. SWP/BPA/0010788/2023, Dated: 04.10.2023.
4. G.O.No.86,HousingandUrbanDevelopmentDepartment,Dated:28.03.2012.
5. G.O.No.85,HousingandUrbanDevelopmentDepartment,Dated:16.05.2017.
6. G.O.No.01,HousingandUrbanDevelopmentDepartment,Dated: 05.01.2021.
7. G.O.No.18,DepartmentofMunicipalAdministrationandWater Supply, Dated: 04.02.2019.
8. G.O.16DepartmentofMunicipalAdministrationandWaterSupply, Dated: 31.01.2020.
9. G.O.No.54,HousingandUrbanDevelopmentDepartment,Dated: 12.03.2020.
10. G.O.No.79,HousingandUrbanDevelopmentDepartment,Dated: 04.05.2017.
11. DirectorofTownandCountryPlanning,ChennaicircularLetterRoc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Directorof TownandCountry Planning,Chennai circular LetterRoc 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 Fire NOCL Dis.No.2731/A /2023, Dated: 10.04.2023.
17. Gummidipoondi SIPCOT Industrial Complex Approved Layout No. L.P / D.T.C.P No:68/2013.
18. Demand paid on 21.11.2023.

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Order

1. With reference to the 1st letter Cited, the applicant has requested for the approval of Gummidipoondi Taluk, Old Gummidipoondi Village, SF.No.617/2pt, 617/4Apt, 624pt, 625, 626, 627pt, 628, 629pt & Peddikuppam Village, SF.No.317pt, Gummidipoondi SIPCOT Industrial Complex, Plot No.A-14 & B-71, Site Extent of 66,854.07sq.m(16.52Acres), FSI area of 7577.27sq.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: 359/2023. with Special conditions and General Conditions as follows with a direction to collect necessary charges for further actions.

In the Continuation of Technical Concurrence issued by DTCP in the reference 3rd cited, The proposed site is boundarised as "A to M" and Numbered as SWP/L.P/A.D.D.T.C.P(GLPA) No. 07/2023 and Site Approval is being given.

2.The area statement for the Proposed Industrial Buildings as below.

Area of the Site – 66,854.07 sq.m. (16.52 Acres) Proposed

Building details: Industrial Building (Red Category)

S.No.	Description	FSI Area in sq.m	NonFSI Area in sq.m	Total Buildup Area in sq.m
1	Block-1–Mech&Elec Workshop			
	Ground Floor	267.50	-	267.50

	HeadFloor	-	25.84	25.84
2	Block-2-TG-1Room,MCCRoom			
	GroundFloor	811.88	-	811.88
	FirstFloor	692.80	-	692.80
	HeadRoom	-	49.64	49.64
3	Block-3-Blower,Boiler,MelterPit,SulpherFilter			
	GroundFloor	662.24	-	662.24
4	Block-4-LabsaPoint			
	GroundFloor	592.80	-	592.80
	FirstFloor	592.80	-	592.80
	SecondFloor	592.80	-	592.80
5	Block-5-AbsorptionTower			
	GroundFloor	189.35	-	189.35
	FirstFloor	154.35	-	154.35
6	Block-6-MainStore			
	GroundFloor	216.00	-	216.00
	FirstFloor	216.00	-	216.00
7	DriversToilet-1			
	GroundFloor	27.50	-	27.50
8	DriversToilet-2			
	GroundFloor	15.00	-	15.00
9	Security,Excise,LogisticsRm			
	GroundFloor	104.00	-	104.00
10	WaterTanks-18Nos	1742.25	-	1742.25
11	OpenstartupBoiler	104.00	-	104.00
12	OpenH.S.D	144.00	-	144.00
13	OpenStore&PipeRack	180.00	-	180.00
14	WeighBridge	272.00	-	272.00
TotalArea		7577.27	75.48	7652.75

TotalHP -510.00HP

Total FSI Area–7577.27sq.m

FSIAchieved–0.113

3. In continuation of the Technical Concurrence 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. 08/2023.

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.1,10,498/-
2	Display Board Charges	RS.1500/-
3	Shelter Charges	RS.163439/-
4	Centage Charge for Building	RS.10,000/-
5	Infrastructure and Amenities Charges	RS.29,13,246/-
6.	Development Charge for Building	RS.68,940/-
7.	Development Charge for Land	RS.2,00,565

SpecialConditions

1. The existing buildings should be demolished as shown in the site plan.
2. It is responsibilityofthebuilderstoensuresafebearingcapacityofthesoiland 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 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.
5. Applicant should obtain consent fromTamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

6. 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 right 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.
2. Shade trees should be planted around the proposed building site.

Encl:
Drawing Sheet 1 to 4

To,

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

2.The Executive Officer,
Old Gummidipoondi Town Panchayath,
Gummidipoondi.
Tiruvallur District.

Copy to:

M/s. GP Sulphonates Private Limited,
A-14, B-71, SIPCOT Industrial Complex,
Gummidipoondi, Chennai-601 201.

