

DISTRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT

Online Building Plan Application SWP Application Number:
SWP/BPA/0010965/2023 Date:17.11.2023

Sir / Madam,

Sub : **Industrial Building** – Office of the District Town And Country Planning – Tiruvallur District
– Tiruvallur District, Gummidipoondi Taluk – Thervoykandigai Village – Old S.F.No.32/2
(Part) & 33/2A (Part), New S.F.No.32/3 & 33/3 – SIPCOT Industrial Park, Plot No.A-
3/2,A-4/1C & A-4/1E - Site Extent of 246979.65 sq.m (61.03 Acres) – FSI area of
5444.21 sq.m – Technical Concurrence issued - Planning Permission Issued for the
proposed Industrial Building – Forwarded for further action - Regarding.

- Ref : 1. M/s.TVS INDEON LIMITED, Online Application
No.SWP/BPA/0010965/2023, Dated:24.06.2023 & 14.09.2023
2. The Assistant Director, Tiruvallur District Town and Country Planningoffice,
Inspection Report, Dated: 29.06.2023.
3. The Directorate of Town and Country Planning Technical Concurrence
Issued Online Application No. SWP/BPA/0010965/2023, Dated:
04.10.2023.
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:6.05.2017.
6. G.O. No.01, Housing and Urban Development Department, Dated:5.01.2021.
7. G.O.No.18, Department of Municipal Administration and WaterSupply, 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:2.03.2020.
10. G.O. No.79, Housing and Urban Development Department, Dated:4.05.2017.
11. Director of Town and Country Planning, Chennai circular Letter RocNo.
7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter RocNo.
21075/2009/BA1, Dated: 27.06.2012.
13. Director of Town and Country Planning, Chennai circular Letter RocNo.
12201/2017/BA1, Dated: 22.09.2017.

14. Director of Town and Country Planning, Chennai circular Letter RocNo. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter RocNo. 4326/2019/BA2, Dated: 05.02.2020.
16. District Officer, Fire & Rescue Services, Tiruvallur Fire NOC L.Dis.No.5758/B/2023, Dated: 22.06.2023.
17. SIPCOT Industrial Park Approved Layout No.SWP/DTCP/TVLR/LAYOUT No.177/2022.

Order

18. Demand Paid on 31.10.2023 & .Submitted Date:07.11.2023

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1. With reference to the 1st letter Cited, the applicant M/s.TVS INDEON LIMITED has requested for the approval of Industrial building at Tiruvallur District,Gummidipoondi Taluk, Thervoykandigai Village, Old S.F.No.32/2 (Part) & 33/2A (Part), New S.F.No.32/3, 33/3, SIPCOT Industrial Park, Plot No.A-3/2,A-4/1C & A-4/1E, Site Extent of 246979.65 sq.m (61.03 Acres), FSI area of 5444.21 sq.m. In continuation, the above proposal was submitted to Head office 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:352 / 2023.**

In Continuation of Technical Clearance issued by DTCP in the reference 3rd cited, The proposed site is boundarised as "A to K" and Numbered as **SWP/L.P/A.D.D.T.C.P(TVLR) No.237./2023** and Site Approval is being given.

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

Area of the Site - 246979.65 sq.m.

Proposed Building details: Industrial Building (Orange Category)

S.No.	Description	FSI Area in sq.m	Non FSI Area in sq.m	Total Buildup Area in sq.m
1	Main Factory Building			
	Ground Floor	3753.40	-	3753.40
	Mezzanine Floor	943.74	-	943.74
2	Utility Block	239.86		239.86
3	Scrap yard	101.60	-	101.60
4	Security - 1	19.91	-	19.91

5	Security - 2	28.91	-	28.91
6	Substation	233.79	-	233.79
7	Fire Water Pump Room	91.00	-	91.00
8	Domestic Water Pump Room	32.00	-	32.00
9	Transformer & RMG Yard	-	65.64	65.64
10	STP & WWTP	-	280.00	280.00
11	Fire water storage tanks	-	116.18	116.18
12	U.G Sump	-	72.00	72.00
13	DG Yard	-	60.00	60.00
Total Area		5444.21	593.82	6038.03

Total HP - 3900.00 HP, Total FSI Area – 5444.21 sq.m FSI Achieved – 0.02

- In continuation of the Technical clearance issued by DTCP in reference 3 rd cited, 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)/ **A.D.D.T.C.P** (TVLR) No.71 /2023.
- The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
- 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.
- The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.
- The fee collected from the applicant are as follows.

S.No	Description	Amount
1	Scrutiny Fees	Rs. 3,81,357/-
2	Display Board Charges	Rs. 1,500/-
3	Shelter Charges	Rs. 4,758/-
4	Centage Charge for Building	Rs.10,000/-
5	Infrastructure and Amenities Charges	Rs. 20,62,500/-

Special Conditions

- It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 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 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. As per references Cited Government orders & circulars centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and take further action by District officer.

Encl:
Drawing Sheet 1 to 6

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

Copy to
M/s. TVS Indeon Limited,
Plot No.A-3/2, A-4/1C, A-4/1E,
S.Nos.32/2Part, 33/2A,
SIPCOT Industrial Park,
Gummidipoondi Taluk,
Tiruvallur District.

