

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number : SWP/BPA/0010982/2023 Date: 07.11.2023

Sub: Industrial Building – DTCP, Chennai – Tiruvallur District – Gummidipoondi Taluk, Thervoykandigai Village, Approved Sipcot industrial park layout no.177/2022, survey no.32/2part, Plot No.A-6/3A - Site area of 202343Sq.m - FSI area of 80131Sq.m– Technical Concurrence issued - Technical Approval Issued – Forwarded for further action – Regarding.

- Ref:
1. M/s. Sundaram Clayton Limited, Online Application ReferenceNo.SWP/BPA/0010982/2023, Dated: 26.06.2023.
 2. Assistant Director, Tiruvallur District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0010982/2023,Dated:02.07.2023.
 3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
 5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
 6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
 7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
 9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 10. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.
 12. DGP/Director, Tamil Nadu Fire and Rescue Services Noc.R.Dis No. 459/C1/2023, PP Noc No. 22/2023, Dated:28.02.2023.
 13. Demand paid on 03.11.2023.

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Order

1. With reference to the 1st Cited letter, the applicant M/s. Sundaram Clayton Limited, has requested for the approval of Industrial building at Tiruvallur District, Gummidipoondi Taluk, Thervoykandigai Village, Approved Sipcot industrial park layout No.177/2022, Survey No.32/2part, Plot No.A-6/3A, Site area of 202343Sq.mwith a FSI area of 80131Sq.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 : 392 /2023**

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

Area of Site – 202343Sq.m

Building area details: Industrial Building (Orange Category)

S.No	Block Name	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
1	Block- 1 Main Factory building			
	Ground Floor	60559.55	-	60559.55
	Connecting pathway	396.86	-	396.86
	Mezzanine floor-1	2590.06	-	2590.06
	Mezzanine floor-2	1612.94	-	1612.94
2	Block-2 Core and Sand Reclamation			
	Ground Floor	1569.50	-	1569.50
3	Block-3 Melting Ingots stores returns store			
	Ground Floor	3392.64	-	3392.64
4	Block-4 Scarp yard forklift maintenance Area Space for Maintenance &Stranger Die storage			
	Ground Floor	2003.10	-	2003.10
5	Block-5 Cooling Tower			
	Ground Floor	195.13	-	195.13
6	Block-6 Compressor & Nitorgen			
	Ground Floor	898.14	-	898.14
7	Block-7 HT Panel Room			
	Ground Floor	428.78	-	428.78
8	Block-8 Hazardous Waste Storage			
	Ground Floor	229.82	-	229.82
9	Block-9 Pump Room, DM & RO			
	Ground Floor	365.60	-	365.60
10	Block-10 Security Room			
	Ground Floor	48.00	-	48.0
11	Block-11 Visitors Lounge			
	Ground Floor	148.50	-	148.50
12	Block-12 Admin Building			
	Ground Floor – Office Area	1115.02	26.13	2868.86
	Covered Walkway	666.15		
	First Floor (Office)	1061.56		
13	Block-13 Dining Kitchen			
	Ground Floor	1183.34	34.94	2399.76
	First Floor	1181.48		

14	Block-14 Drivers Rest Room			
	Ground Floor	41.60	-	41.60
15	Block-15 LPG Storage Shed			
	Ground Floor	392.37	-	392.37
16	Weigh Bridge Cabin-1			
	Ground Floor	9.32	-	9.32
17	Weigh Bridge Cabin-2			
	Ground Floor	9.32	-	9.32
18	Security Cabin-1			
	Ground Floor	11.61	-	11.61
19	Security Cabin-2			
	Ground Floor	11.61	-	11.61
20	Security Cabin-3			
	Ground Floor	9.00	-	9.00
Total		80131.00	61.07	80192.07

Total FSI Area: 80131.00 Sq.m

3. In continuation of the Technical clearance issued by DTCP, the above proposed Industrial building proposal is given Technical 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. 68/2023.**

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.1,59,000/-
2	Display Board Charges	Rs. 1,500/-
3	Shelter Charges	Rs.1,46,817/-
4	Centage Charge for Building	Rs.10,000/-
5	Infrastructure and Amenities Charges	Rs. 3,00,56,250/-

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 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.
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 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.

6. 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 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 professional details at the place of construction.
11. Shade trees should be planted around the proposed building site.

The Assistant Director,
District Town and Country planning office,
Tiruvallur District.

To:

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

Copy to:

M/s. Sundaram Clayton Limited,
Personnel Department,
MTH Road, Padi, Chennai-50.

Signature Not Verified

Signed by: Assistant Director
Location: Tiruvallur
Date: 2023.11.07 15:54:36

