

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

Application Number : SWP/BPA/0012649/2023

Sir/Madam,

Sub: Industrial Building – DTCP, Chennai – Tiruvallur District – Gummudipoondi Taluk, Thervoykandigai Village, SIPCOT allotted PlotNo.A-1pt,A-2,S.F.No.33/2Apt, Site area of 124359.90 Sqm
 - FSI area of 43029.22Sq.m – Technical Concurrence issued – Technical Approval Issued - Forwarded for further action – Regarding.

- Ref: 1. M/s.Century Ply Boards, Online Application Reference No.SWP/BPA/0012649/2023, Dated: 05.08.2023.
2. Assistant Director, Tiruvallur District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0012649/2023, Dated:23.08.2023.
3. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No. SWP/BPA/0012649/2023, Dated: 23.11.2023.
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.1, 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell, Dated: 14.12.2017.
13. District Fire & Rescue Services Department, Tiruvallur, District Fire Noc.No:5933/A/2023, Dated:30.06.2023.
14. SIPCOT Industrial Park Approved Layout
 No.SWP/DTCP/TVLR/LAYOUT No.177/2022.
15. Demand Paid on 01.12.2023.

Order

1. With reference to the 1st Cited letter, the applicant, has requested for the approval of Industrial building at Tiruvallur District, Gummudipoondi Taluk, Thervoykandigai Village, Thervoykandigai Sipcot Industrial Park, PlotNo.A-1pt,A-2, Survey no. 33/2Apt, Site area of 1,24,359.90Sq.m with a FSI area of 43029.22Sq.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: 440/2023.**

In Continuation of the Technical Clearance issued by the DTCP in the reference 3rd cited, the above proposed site is boundarised as "A to K" and Numbered as **SWP/L.P/A.D.D.T.C.P(TVLR) No.251/2023** and Site Approval is being given.

2.The area statement for the Proposed Industrial building is as below. Area of Site – 1,24,359.90Sq.m

Industrial Building area details:

S.No	Block Name	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Built up Area (Sq.m)
1.	Main Building			
	Ground Floor	33005.38		33005.38
	Mezzanine Floor Level-1	889.49		889.49
	Mezzanine Floor Level-2	420.04		420.04
2.	Building - 2 (Mechanical Work shop)			
	Ground Floor	720.39		720.39
3.	Building - 3 (Remill &Screen)			
	Ground Floor	1107.51		1107.51
4.	Building - 4 (Fuel yard)			
	Ground Floor	1598.18		1598.18
5.	Building -5 (Flaker Machine & Control Room)			
	Ground Floor	955.17		955.17
6.	Building -6 (Chip Silo)			
	Ground Floor	766.50		766.50
7.	Building -7 (Chipper Building)			
	Ground Floor	997.32		997.32
8.	Building -8 (Time Office & Wood Office)			
	Ground Floor	287.75		287.75
	First Floor	178.70		178.70
9.	Building -9 (Canteen)			
	Ground Floor	175.58		175.58
	First Floor	175.58		175.58
10.	Building -10 (Pump / Control Room)			
	Ground Floor	704.00		704.00
11.	Building -11 (Sump & Pump Room)			
	Ground Floor	538.65		538.65
12.	Building -12 (Dryer Shed)			
	Ground Floor	324.75		324.75
13.	Building -13 (Diverter Valve Shed)			

	Ground Floor	90.05		90.05
14.	Weigh Bridge -1,2,3			
	Ground Floor	22.50		22.50
15.	Security Cabin			
	Ground Floor	18.00		18.00
16.	Toilet Block			
	Ground Floor	51.03		51.03
		43029.22		43029.22

Total FSI Area: 43029.22Sqm

3. In continuation of the Technical Clearance issued by the DTCP in reference 3 rd cited, 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.80 /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.2,72,598/-
2	Display Board Charges	Rs.1500/-
3	Shelter Charges	Rs.76,216/-
4	Centage Charge for Building	Rs.20,000/-
5	Infrastructure and Amenities Charges	Rs.1,61,43,750/-

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. Conditions laid in the NOC issued by Tamil Nadu Pollution Control Board in the reference 14 and 15 shall be followed scrupulously.
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.
7. Conditions laid in the culvert NOC issued by Chief Engineer WRD Chennai region in the reference cited 13 shall be followed scrupulously.

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.

To,

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

Copy to:
M/s. Century Plyboards (India) Limited,
Old No.12, New No.60,
Sriman Srinivasan Road,
Alwarpet, Chennai- 600 018.

Signature Not Verified

Signed by: Assistant Director
Location: Tiruvallur
Date: 2023.12.07 14:25:17

