

DISTRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT

Online Building Plan Application

SWP Application Number: SWP/BPA/0013604/2023

Sir / Madam,

Sub : **Industrial Building** – DTCP, Chennai – Tiruvallur District, Gummidipoondi Taluk – Peruvoyal Village – S.F.No.195/1pt, 195/2, 195/3,195/4,195/6pt, 202/6pt – Mahindra Industrial Park, Plot No.1-18B - Site Extent of 18939.29 sq.m (4.68 Acres) – FSI area of 10337.00 sq.m – Technical Concurrence issued for the proposed Industrial Building – Technical Approval Issued for the proposed Industrial Building – Forwarded for further action - Regarding.

- Ref : 1. M/s.Daily Fresh Fruits India Private Limited, Online Application No.SWP/BPA/0013604/2023, Dated:22.08.2023,13.09.2023 &19.10.2023
2. The Assistant Director, Tiruvallur District Town and Country Planningoffice, Inspection Report, Dated: 26.08.2023.
3. **The Directorate of Town and Country Planning Technical Concurrence Issued is Online Application No. SWP/BPA/0010965/2023, Dated: 03.11.2023.**
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.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:12.03.2020.
10. G.O. No.79, Housing and Urban Development Department, Dated:04.05.2017.
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 Roc

No. 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.7737/B/2023, Dated:18.08.2023.
17. Mahindra Industrial Park Approved Layout No.L.P/DTCP No.25/2023.
18. Demand Paid and Submitted Date:15.11.2023.

ORDER

1. With reference to the 1st letter Cited, the applicant M/s. Daily Fresh Fruits India Private Limited has requested for the approval of Industrial building at Tiruvallur District, Gummidipoondi Taluk, Peruvoyal Village, S.F.No.195/1pt, 195/2, 195/3,195/4,195/6pt, 202/6pt, Mahindra Industrial Park, Plot No.1-18B - Site Extent of 18939.29 sq.m (4.68 Acres), FSI area of 10337.00 sq.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: 407 / 2023.**
2. The area statement for the Proposed Industrial Building is as below.
Area of the Site - 18939.29 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	Block-1 (Ground Floor)	10072.21	-	10072.21
2	Block-2 (Ground Floor)	94.55	-	94.55
3	Pump Room (Ground Floor)	25.37	-	25.37
4	Watchman Booth (Ground Floor)	-	2.31	2.31

5	Open Cooling Tower	144.87	-	144.87
Total Area		10337.00	-	10339.31

Total FSI Area – 10337.00 sq.m

FSI Achieved – 0.546

3. In continuation of the Technical clearance issued by 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:73 /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. 48,797/-
2	Display Board Charges	Rs. 1,500/-
3	Shelter Charges	Rs16,009/-
4	Centage Charge for Building	Rs.10,000/-
5	Infrastructure and Amenities Charges	Rs. 38,81,250/-

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 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 5

To,

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

Copy to

M/s. Daily Fresh Fruits India Pvt Ltd,
No.2/73, NH-7 ,Namakkal Main Road,
AK Smudhram, Namakkal-637018.

