

PP

APPROVAL RECORD

Planning Permission

Tiruvallur

Tiruvallur district, Tamil Nadu

APPROVAL TYPE

Building Plan

ISSUING AUTHORITY

DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



DISTRICT TOWN AND COUNTRY PLANNING OFFICE

TIRUVALLUR DISTRICT

Online Building Plan Application – Technical Approval

Application Number : SWP/BPA/0050057/2023 Date:04.09.2024

Sir / Madam,

Subject: Warehouse Building – Office of the Tiruvallur District Town and Country Planning - Tiruvallur District, Tiruvallur Taluk, Ellapuram Panchayat Union, Kannigapuram Panchayat and Koduveli Village - S.F.No.539/1 - Site Extent of 20250.00 Sq.m and FSI area of 20100.77 Sq.m - Technical Approval Issued for the proposed Warehouse Building - Forwarded for further action - Regarding.

Reference:

1. M/s.Arunnachala Impex Private Limited, Online Application No.SWP/BPA/0050057/2023, Dated:30.10.2023.
2. The Assistant Director, Tiruvallur District Town and Country Planning office, Inspection Report, Dated: 13.11.2023.
3. The Directorate of Town and Country Planning Technical Concurrence Issued Online Application No.SWP/BPA/0050057/2023, Dated: 01.08.2024
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. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. District Officer, Fire & Rescue Services, Tiruvallur, NOC L.Dis.No.8313/B/2023, Dated:05.09.2023.
15. Joint Director, Agriculture Department, Tiruvallur District Letter No. Mathi 1/6675/2023, Dated:01.09.2023.
16. G.O.53, Housing and Urban Development Department, Dated: 28.02.2024 (Government Gazette No.28, Part II – Section 2, Dated:10.07.2024)
17. This office demand payment online request letter, dated.06.08.2024 (requiring payment of Centage Fee, Display Board Fee, I&A Charges, Shelter Charges and OSR & Approach Road for OSR Gift deed(offline))
18. Applicant online payment letter, dated.08.08.2024 (payment of Centage Fee, Display Board Fee, I&A Charges, Shelter Charges, etc.)
19. Applicant letter Received (offline) on Dated:02.09.2024 (OSR & Approach road for OSR Gift deed Document No.4935/2024 Dated:30.08.2024)

1. With reference to the 1st letter Cited, the applicant M/s. Arunnachala Impex Private Limited, has requested for the approval of Warehouse building at Tiruvallur District, Tiruvallur Taluk, Ellapuram Panchayat Union, Kannigapuram Panchayat and Koduveli Village - S.F.No.539/1 - Site Extent of 20250.00 Sq.m and FSI area of 20100.77 Sq.m. The Assistant Director of Tiruvallur District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted. and the boundary of the site has been marked as "A to D".

The Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above Proposal and numbered as **B.P/ DTCP No : 346 / 2024** with Special Conditions and Conditions as follows with a direction to collect necessary charges for further actions.

In continuation of the above Technical Clearance issued by the DTCP, the Proposed site is approved and Numbered as SWP/L.P/A.D.D.T.C.P (TVLR) No.214/2024.

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

Area of the Site - 20250.00 Sq.m

Proposed Building details: Warehouse Building

S.No.	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Buildup Area in Sq.m
1	Block – 1 Ware House Building			
	Ground Floor	7809.68	1088.87	8898.55
	First Floor	4793.09	-	4793.09
	Sub Total	12602.77	1088.87	13691.64
2	Block – 2 Cold Storage Building			
	Stilt Floor	1169.36	550.53	1719.76
	First Floor	1169.36	-	1169.36
	Second Floor	1719.76	-	1719.76
	Third Floor	1719.76	-	1719.76
	Fourth Floor	1719.76	-	1719.76
	Sub Total	7498.00	550.53	8048.53
	Security Room	-	6.25	6.25
	Total Area	20100.77	1645.65	21746.42

Total FSI Area – 20100.77 Sq.m

3. With the above area, the proposed building proposal is given Technical Approval with the following Special and General Conditions. The Building plan is Numbered as SWP/B.P/A.D.D.T.C.P(TVLR)No.**37/2024**.

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.70,576/-
2	Centage Charge for Land	Rs.300/-
3	Centage Charge for Building	Rs.3,000/-
4	Infrastructure and Amenities Charges	Rs.75,41,250/-
5	Security Deposit	Rs.37,70,625/-
6	Shelter Charges	Rs.8,84,930/-
7	CC Charges	Rs.2,34,096/-
8	Display Board Charges	Rs.1,500/-

As per G.O.53, Housing and Urban Development Department, dated: 28.02.2024, Non Planning Area Development charges for land - Rs.81,000/- and Building - Rs.2,61,000/- Collected from the applicant on Dated:10.08.2024 (through off line)

Special conditions:

- 1) The OSR area (earmarked as 1 to 6) 2059.97 Sq.m and approach road for OSR 130 Sq.m shown in the site plan land is handed over to local vide Gift Deed Document No.4935/2024 Dated:30.08.2024 in the reference 19th cited above
- 2) Environmental clearance is to be obtained before commencement of construction.
- 3) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- 4) Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 5) Planning permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule 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 architects/ Licensed Surveyors and the Structural Engineer Associated with the Development shall ensure that developments shall be structurally sound and adequate safety measures and taken during the process of construction.
- 6) Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 7) 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.
- 8) As per G.O.79, Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval
Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)
- 9) "The Provision in the G.O.(Ms) No.17, H & UD (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 should be installed for the proposed Warehouse use construction.
2. The parking lot shall be used for that purpose as intended on the drawing,
3. The openings shown on the drawing should be positioned accordingly.
4. No alteration shall be made in the building contrary to the approved drawing, if any alteration is to be made, prior approval of this authority shall be obtained.
5. Rainwater harvesting facilities should be implemented in the building as shown in the drawing and as per G.O No. 18 Municipal Administration and Water Supply Department dated 04.02.2019.
6. The Applicant shall at his own cost provide sewage from the proposed building, disposal by private vehicles, protected drinking water facility for the user and water supply for other needs.
7. Anti-mosquito device should be fitted to drinking water tank and well located in the site.
8. Adequate fire protection and fire fighting equipment shall be provided in the proposed construction as required by law.
9. As per G.O No.341, Municipal Administration and Municipal Administration and Water Supply Department (N,N,1) Department dated 03.11.2004, "U" Trap should be set up in septic tank.
10. As per Environment and Forest Department notification, Fly Ash Bricks and Materials are to be used for the proposed building.
11. A copy of the approved plan (true copy) shall be installed on the board in a visible manner at the site during construction.
12. G.O No. 18, Municipal Administration and Drinking Water Supply (Na, Ni, 1) Department dated 04.02.2019- "Tamil Nadu Combined Development & Building Rules 2019" rules should be followed.
13. Shade trees should be planted around the proposed building site.

Encl:

Drawing Sheet 1 to 8

Assistant Director
District Town and country Planning office,
Tiruvallur District.

To:

The Panchayat President,
Kannigapuram Panchayat and Koduveli Village,
Tiruvallur District.

Copy To:

M/s.Arunnachala Impex (P) Limited,
Rep.by.Thiru. M.Selvaraj,
Door No.D44/57, Ceebros Apartment,
1st Mani Road, Raja Annamalaipuram,
Mylapore,Chennai - 600028

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This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

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An advocate's written opinion on the title, built on the records we pull for it.

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Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

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What land actually changed hands for around this plot, taken from the registered deeds.

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What it is worth and what it costs to register.

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Guideline value by survey

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What the plan says can happen on this land.

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