

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.



GUMMIDIPOONDI LOCAL PLANNING AUTHORITY

Online Building Plan Application – Technical Concurrence

Application Number :SWP/BPA/0089485/2023

Sir/Madam,

Subject : **Revised and additional Industrial Building–** Office of the Gummidipoondi Local Planning Authority - Thiruvallur District, - Tiruvallur District, Gummidipoondi Taluk / LPA, Chinna Obulapuram Village – site area has been revised from the already approved site and in SF.No.30/1A2, (Old S.F.No.125 / 1A2K1EPt) 125/11, 141/4A, 141/4B,142/2, 143/2B,145/3,145/4A, 145/4B, 145/5,150/2, 151, 152/1B,152/2B, 152/2C, 152/2D, 152/2A2, 153/1A2, 153/1B,153/1C, 153/1D, 153/2A2B, 153/2B, 153/2B2, 153/2C, 153/2D, 153/2E, 153/2F, 153/3A1, 153/3A2, 153/3B1, 153/3B2, 154/1D, 154/2, 154/1A2, 154/1B2, 154/1C, 155/1,155/2A, 155/2B, 155/2C, 155/2D, 155/3A, 155/3B, 157/1, 157/2A, 157/2B, 157/3A, 157/3B, 157/3C, 157/3D, 157/5A, 157/5B, 158/1A2B, 158/1B, 158/1C, 158/2, 158/3B2,158/4A, 158/4B, 158/4C,&158/5, Site Area : 74545Sqm - FSI Area: 32612.80Sqm - Technical Concurrence issued – by DTCP - Placed in GLPA meeting Planning Permission Issued - Forwarded for furtheraction - Regarding.

- Reference :**
1. M/s.Doosan Bobcat India Private Limited,
Online Application No.SWP/BPA/0089485/2023, Dated:
27.12.2023.
 2. Assistant Director, Tiruvallur District Town and country Planning office, Inspection Report of Online Application No. SWP/BPA/0089485/2023,Dated 20.01.2024
 3. Deputy Director, Chengalpattu Region Proceedings
Roc.No.3268/2010/CR-6, Dated: 16.08.2010
(Approval No: 87/2010)
 4. The Directorate of Town and Country Planning
Technical Concurrence Issued Proceeding No.
Online Application.No. SWP/BPA/0089485/2023,
13.02.2024.
 5. G.O.No.86, Housing and Urban Development Department,
Dated: 28.03.2012.
 6. G.O.No.85, Housing and Urban Development Department,
Dated: 16.05.2017.
 7. G.O. No.1, Housing and Urban Development Department, Dated:
05.01.2021.
 8. G.O.No.18, Department of Municipal Administration and Water
Supply, Dated: 04.02.2019.
 9. G.O.16 Department of Municipal Administration and Water
Supply, Dated: 31.01.2020.

10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
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 Fire & Rescue Services, Tiruvallur District Fire Noc, L.Dis No.6121/B/2023,Dated: 04.07.2023.
15. Tamil Nadu Pollution Control Board Consent Order No. 2307250790115, Proceedings No.T4/TNPCB/ F.0655 GMP /RL/ GMP/A/2023, Dated :28.06.2023.
16. Tamil Nadu Pollution Control Board Consent Order No. 2307150790115,Proceedings No.T4/TNPCB/F.0655GMP/RL/ GMP/W/2023, Dated : 28.06.2023.
17. The Secretary to Government H & UD Department, Letter No.8449/UD4(3)/2020-2, Date:23.09.2020.
18. Demand Called on 14.02.2024.
19. Demand Paid by Applicant on 15.02.2024.
20. GLPA, meeting held on 25.06.2024 and approved Resolution No.14, Dated 25.06.2024.

.....X.....

Order

1. With reference to the 1st Cited letter, the applicant M/s.Doosan bobcat India private Limited, has requested for the revised and proposed additional construction for the approval of industrial buildings to the planning permission has already been issued in the name of M/s.Ashok Leyland Johndeere construction equipment company private limited in the reference 3rd cited for an FSI area of 18447.00Sqm in a site area of 189919.14Sqm (46.93Acres) at S.Nos.30/1A2;123;125/1A2G,1A2K1E,1A2K3, 1A2K4, 1A2K1B2, 1A2D,1A2F,1A2H, 1A2K2,1A3,1A2K1A,1A2K1C, 1A2K1D, 4,5,10, 1A2J, 1A2C, 1A2I,1B, 1A1,1A2B,1A2E,1A2K1B1; 126/1A,1B,2; 127/1,2; 128/1A,1B,2A,2B, 3A,3B;129;130/1,2,3,4,5,6;131; 132/2C,2D,2E,2F; 134; 135/1,2; 141/4A,4B; 142/2; 143/2B; 145/3,4A,4B,5; 150/2;151; 152/1,2A,2B,2C,2D; 153/1A,1B,1C,1D, 2A2, 2B,2C, 2D,2E,2F,3A1,3A2,3B1,3B2;154/1A,1B,1C,1D2;155/1,2A,2B,2C,2D,3A,3B;157/1,2A, 2B,3A,3B,3C,3D,5A,5B;158/1A1,1B,1A2,1C,2,3,4A,4B,4C,5;176A/5A2A,5A3A1A,5A3A 2A;177/1A,1B1B; 178/1,2,3;179/1B,2; of Chinna Obulapuram Village, Gummidipoondi Taluk/LPA, Tiruvallur District.

Now the above site area has been revised from the already approved site and in SF.No. 30/1A2,

(old S.F.No.125/1A2K1EPt),125/11,141/4A,141/4B,142/2,143/2B,145/3,145/4A,145/4B, 145/5, 150/2, 151, 152/1B, 152/2B, 152/2C, 152/2D, 152/2A2, 153/1A2, 153/1B, 153/1C,153/1D, 153/2A2B, 153/2B, 153/2B2, 153/2C, 153/2D, 153/2E, 153/2F, 153/3A1, 153/3A2, 153/3B1, 153/3B2, 154/1D, 154/2, 154/1A2, 154/1B2, 154/1C, 155/1,155/2A, 155/2B, 155/2C, 155/2D, 155/3A, 155/3B, 157/1, 157/2A, 157/2B, 157/3A, 157/3B, 157/3C, 157/3D, 157/5A, 157/5B, 158/1A2B, 158/1B, 158/1C, 158/2, 158/3B2,158/4A, 158/4B, 158/4C,&158/5, Chinna Obulapuram Village, Gummidipoondi Taluk/LPA, Tiruvallur District with a Revised Site Area of 74545Sqm.

As per the already approved, only 2 blocks (Block-A - Main Unit) and (Block – G Compressor Room) with FSI area of 16305Sqm comes under the revised site. Applicant requested for approval of revised plan for Block-A (Main Unit) and Block - G (Compressor Room) and additional construction proposal for Blocks B,C,D,E,F,H,I,J. Revision from Already approved and proposed additional FSI area put together is 32612.80Sqm.

In Continuation this revision and additional Industrial Proposal was Scrutinised and Submitted to Head Office, in the reference 2nd cited. In the reference 4th Cited, The Directorate of Town and Country Planning has processed and accepted the applicant request.

Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as “1 to 68” and The technical Concurrence was issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 74 /2024**.

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

Area of Site - 74545Sqm

Building details :Industrial Building (Red Category)

S.No	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Total Area in (Sq.m)
Revised From Already Approved				
Block-A (Main Unit-1)				
	Ground floor	16174.14	-	16174.14
	Mezzanine Floor	725.71	-	725.71
Block-G (Compressor Room)				
	Ground floor	186.59	-	186.59
	Mezzanine Floor	123.00	-	123.00
Proposed Buildings				
2	Block-B(Main Unit-2)			
	Ground floor	11978.53	-	11978.53
3	Block-C(Security Room)			
	Ground floor	60.00	-	60.00
4	Block-D(Hydrant)			
	Ground floor	205.65	-	205.65
5	Block-E(Drivers Room)			
	Ground floor	46.00	-	46.00
6	Block-F(Canteen)			
	Stilt floor	-	1200.00	1200.00
	First Floor	1200.00	-	1200.00
	Second Floor	1200.00	-	1200.00
	Head room		29.59	29.59
7	Block-H(Tyre Storage Yard)			
	Ground floor	623.20	-	623.20
8	Block-I(LPG Panel Room)			
	Ground floor	19.98	-	19.98
9	Block-J(LPG Shed)			
	Ground floor	70.00	-	70.00
	Total	32612.80	1229.59	33842.39

Revised and Proposed FSI Area : 32612.80Sqm

3. In continuation of the Technical clearance issued by DTCP in reference 3 rd cited, the above proposed Industrial building proposal was placed as subject no.15. in the Gummidipoondi LPA meeting held on 25.06.2024 and resolved as "APPROVED". In Continuation, the above Industrial building proposal is given Planning Permission Approval with the following Special and General conditions and the building plan is numbered as given Planning permission Approval with the following Special and General conditions and the building plan is numbered as **SWP/B.P(Industry)/ M.S.(GLPA)/No. 53/2024.**
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	Already Received Amount	Amount
1	Scrutiny Fees	-	Rs.2,03,535/-
2	Display Board Charges	-	Rs. 1,500/-
3	Shelter Charges		Rs. 8,80,457/-
4	Centage Charge for Land and Building		Rs.20,300/-
5	Infrastructure and Amenities Charges	Rs.44,00,000/-	Rs. 78,62,500/-
6	Development Charges for Land	-	Rs.2,23,635/-
7	Development Charges for Building	-	Rs.3,05,100/-

Special Conditions

1. The OSR (earmarked as A to H) area 7645.62Sq.mshown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.

5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.
7. 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 Revised & additional Industrial building. Solar photo voltaic panels to be erected at the 1/3rd 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:

MS DOOSAN BOBCAT INDIA PRIVATE LIMITED
TC Tower, 6th Floor, No.41, GST Road, Guindy, Chennai-600032

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