

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
DISTRICT TOWN AND COUNTRY PLANNING OFFICE
TIRUVALLUR DISTRICT

Online Building Plan Application – Planning Permission Issued

Application Number:SWP/BPA/266432/2024

Subject :	Industrial Building - Office of the Gummidipoondi Local Planning Authority– Tiruvallur District- Gummipoondi Taluk - Gummidipoondi Panchayat Union - Guruvarajakandigai Village (Sirupuzhalpettai) - S.No:817/2, 818/3B - Site Extent- 20234 Sq.m , FSI Area - 3414.48 Sq.m - Planning Permission Issued – Forwarded for further action - Regarding.
Reference:	1.Application Reference No. SWP/BPA/266432 /2024 Dated: 19.06.2024 (Scrutiny Reference No.664MZY39 Received from M/s. Sree Kayess Enterprises LLP., Partner Thiru.Karthick Sabanayagam. 2) G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004. 3) G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012. 4) Letter Roc No. 7486/2009/BA2, dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular) 5) Letter Roc No. 21075/2009/BA1, dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular) 6) G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020. 7) Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular) 8) Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular) 9) District Officer, Fire and Rescue services, Tiruvallur District L.Dis No. O.mu.NoTn-3520240603102/M/2024 Date: 06.06.2024 . 10) Applicant, Paid on dated: 18 .07.2024 (Payment of Centage Fee and I & A Fee etc.) 11) G.O.79 Housing and Urban Development Department, dated: 04.05.2017 Order: With reference to the 1st Cited letter, the applicant has requested for the approval of Industrial building at Tiruvallur District, Gummidipoondi Panchayat Union - Guruvarajakandigai Village (Sirupuzhalpettai) - S.No:817/2, 818/3B - Site Extent-

20234 Sq.m , FSI Area - 3414.48 Sq.m. This proposal was processed as per the prevailing rules after perusing the records and conducting site inspection.

The Proposed Industrial Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 8th cited above.

Site Area – 20234 Sq.m

The proposed site is boundarised as “A to D” and Numbered as **SWP/L.P/ (GLPA) No:169/2024** and Site Approval is being given.

The proposed Industrial Building Area: (Orange Category)

Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total FSI Area Sq.m
Factory Block -1-Ground floor	3388.48	-	3388.48
Toilet Block-2	26.00	-	26.00
Total	3414.48	-	3414.48

FSI-0.17

1) With the above area, the proposed building proposal is given Planning Permission with the following Special and General conditions. The building plan is Numbered as **SWP/B.P(Industry)/M.S.(GLPA) No.63/2024.**

2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

3) 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.

4) The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail.

5) The fee collected from the applicant are as follows.

S.No	Description	Amount
1	Scrutiny Fees	Rs.37,180/-
2	Centage Charge for Land & Building	Rs.10,000/-
3	Infrastructure and Amenities Charges	Rs.12,82,500/-
4	Development Charges for Land	Rs.60,702/-
5	Development Charges for Building	Rs.30,780/-
6	Display Board Charges	Rs.1500/
7.	Shelter Charges	Rs.1146/-

Special conditions:

- 1) **OSR:- The earmarked OSR with an extent – 2083.55 sq.m shown in the site plan should be retained as Open Space Reservation as per TNCD BR, 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 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.
- 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 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 Industrial 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.

Assistant Director/Member Secretary,
Gummidipoondi Local Planning Authority,
@District Town and country Planning office,
Tiruvallur District.

To:

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

Copy To:

M/s.Sree Kayess Enterprises LLP,
Represented By
Karthick Sabanayagam,
No.130A, Old No.209A,4th Floor, SABA house,
St.Mary's Road, Alwarpet , Chennai - 600 018.

Eight ways to know a piece of land before you pay for it.

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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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