PP APPROVAL RECORD

Planning Permission

Tiruvannamalai

Tiruvannamalai 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.

NGS OF THE DISTRICT TOWN AND COUNTRY PLANNING OFFICE,

ASSISTANT DIRECTOR, TIRUVANNAMALAI DISTRICT.

Present: Thiru.S.Annadurai, B.E.,

WP/BPA/0205592/2024/TVM Date: .06.2024

Sub : Industrial Building - District Town & Country Planning Office - Tiruvannamalai District - Vembakkam Taluk / Panchayat Union - Ukkamperumbakkam Village / Panchayat - Survey Nos.19/4pt, 19/7pt, 21/1pt & 21/2Apt in Approved Cheyyar SIPCOT Industrial Park – Phase-II in Plot No.CP1 and Green Industrial Building Construction for Gas Godown & Distribution and the Extent of 7769.96 Sq.mt & the FSI Area of the Proposed Building 216.00 Sq.mt (Block No: 1 & 2) - To construct Green category Industrial Building Granting technical clearance / permission for construction – Order issued – Reg.

Ref : 1) Applicant, M/s.Megha City Gas Distribution Private Limited and SWP Application No. SWP/BPA/0205592/2024, dated: 25.04.2024.

2) This office letter dated: 04.06.2024 (Addressed to the Applicant for fee requested).

3) Date of receipt of payment from Applicant's Dated: 17.06.2024.

4) G.O.No.138, Department of Housing and Urban Development, Dated: 04.06.2004.

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.01, Department of Housing and Urban Development, Dated: 05.01.2021.

8) G.O.No.18 and 16, Municipal Administration and Water Supply Department, Dated: 04.02.2019 and 31.01.2020.

9) Circular of Commissioner of DTCP, Chennai No.4367/2019/ PA2, Dated: 07.03.2019 and 14.03.2019.

10) Circular of Commissioner of DTCP, Chennai No.7486/2009/ PA2, Dated: 16.04.2009.

11) G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.

12) Circular of Commissioner of DTCP, Chennai No.12201/2017/ PA1, Dated: 22.09.2017.

13) Circular of Commissioner of DTCP, Chennai Roc. No.14227/ 2017/CP, Dated: 14.12.2017.

14) Director of DTCP, Chennai, Power Delegation Circular Roc No. 7963/2022/K1, Dated: 23.04.2022.

15) District Officer, Fire and Rescue Operations Station, Tiruvannamalai, K.Dis letter No.14867/A1/2023, Dated: 21.12.2023.

16) Project Officer, SIPCOT Industrial Complex, Cheyyar letter No: PO/SIP/Chy/PhII/2024, Dated: 16.05.2024.

17) Proceeding of the Assistant Director of District Town & Country Planning Office, Tiruvannamalai Layout Approved No: 36/2022, Dated: 21.02.2022.

ORDER:

Tiruvannamalai District, Vembakkam Taluk / Panchayat Union, Ukkamperumbakkam Village / Panchayat, Survey Nos.19/4pt, 19/7pt, 21/1pt & 21/2Apt in Approved Cheyyar SIPCOT Industrial Park – Phase-II in Plot No.CP1 and Green Industrial Building Construction for Gas Godown & Distribution and the Extent of 7769.96 Sq.mt & the FSI Area of the Proposed Building 216.00 Sq.mt (Block No: 1 & 2) - To construct Green category Industrial Buildings - Granting technical clearance No: **BP/AD-DTCP (TVM). No: 21/2024**.

Details of the Proposed Industrial buildings are as follows:

Total Site area as per plan - 7769.96 Sq.mt

SL. No.	Description of the Existing Building (Approved)	F.S.I Area in Sq.mt	Non F.S.I Area in Sq.mt	Total Builup Area in Sq.mt
Admin Block-1				
1.	Ground Floor	180.00	-	180.00
Sales room Block-2				
2.	Ground Floor	36.00	-	36.00
Total		**216.00**	**-**	**216.00**

Total FSI Area = 216.00 Sq.mt.

Lorry Parking - 2 Nos

Two wheeler - 14 Nos

Cycle Parking - 14 Nos

The Technical Concurrence issued with the following Special and General Conditions:-

Special Conditions:

1) It is the responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
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) Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
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. 4 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.

Conditions:

1. Solar water heating system to be provided to the proposed 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. As per references Cited Government orders

The following fees are to be paid by the Applicant to the appropriate Government account head has been paid.

1. Centage Charge Rs.2900/- Dated.17.06.2024.
2. Infrastructure and Amenities Charges Rs.40608/- Dated. 17.06.2024.

The Assistant Director,
District Town and Country Planning Office,
Tiruvannamalai District.

To,

1. The President,
   Ukkamperumbakkam Village / Panchayat,
   Vembakkam Panchayat Union/Taluk,
   Tiruvannamalai District.

2. Block Develoment Officer (V.P),
   Vembakkam Panchayat Union,
   Tiruvannamalai District.

Copy To.

1. M/s.Megha City Gas Distribution Private Limited,
   Ukkamperumbakkam Village,
   Vembakkam Taluk,
   Tiruvannamalai District – 631 701.

2. The Chairman,
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, CMDA Tower II, 1st floor,
   Gandhi Irwin Bridge Road,
   Egmore, Chennai-600 008.

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What you are allowed to build here: floor space, height, coverage and setbacks.
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