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DIRECTORATE OF TOWN AND COUNTRY
Online Building Plan Application-Planning Permission

From
Assistant Director/ Member Sectary,
124, GST Road, Municipal Commercial complex,
Chengalpattu 603 001.

To
President
Thazhambur Panchayat,
Karanai Village,
Vandalur Taluk,
Chengalpattu District.

Online Application No : SWP/BPA/0004938/2022

Date:30.12.2022

Subject : High Rise Building – Residential Building - Office Of The Chengalpattu District Town And Country Planning, Chengalpattu - Chengalpattu District, Vandalur Taluk, Thazhambur Panchayat, Karanai Village - S.F.No. 103/7 (DLF Garden City Road) – Total Site area 7138.59 sq.m with a Total FSI Area 28822.65 sq.m – Technical Clearance Accorded – Accordingly Planning Permission Issued – Forwarded for further action – Regarding.

- Reference :**
1. Applicant **M/s.Danub Homes Private Limited**, Online application Reference No:SWP/BPA/0004938/2022, Dated:30.12.2022.
 2. Assistant Director / Member Secretary, Inspection Report of online application No:SWP/BPA/4938/2022, Dated:04.01.2023.
 3. Minutes of the HRB Panel meeting held on 21.02.2023, Agenda no:03.
 4. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 07.03.2023.
 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

For DANUB HOMES PRIVATE LIMITED


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11. G.O.No.138, Housing and Urban Development Department,
Dated: 04.06.2004.
12. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director
of Town and Country Planning, Chennai (Circular)
13. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of
Director of Town and Country Planning, Chennai (Circular)
14. Director of Town and Country Planning, Chennai circular
Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
15. Director of Town and Country Planning, Chennai circular
Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
16. Director of Town and Country Planning, Chennai circular
Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
17. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director
of Town and Country Planning, Chennai (Circular)
18. Demand raised for payment of OSR Charges, Centage charges,
Infrastructure and Amenities Charges, Development Charges,
Display board charge, CC Charges, Security Deposit and
Shelter Charges respectively dated.10.03.2023
19. Payment of Scrutiny Fees, OSR Charges, Centage charges,
Infrastructure and Amenities Charges, Development Charges,
Display board charge, CC Charges, Security Deposit and
Shelter Charges received from the applicant respectively on
30.12.2022, 10.03.2023 and 10.03.2023.
20. DGP/ Director, Tamilnadu Fire and Rescue Services
Department R.dis.No:15230/C1/2022, Dated:01.11.2022. PP
Noc.No.139/2022.
21. PWD Water Resource Division Lower Palar Basin,
Lr.No.E.Va.A1/Ko.28(NOC Karanai)/2022, Dated:19.12.2022.
22. Airport Authority in NOC ID
No.CHEN/SOUTH/B/092122/699068, Dt.10.10.2022 and
Indian Air force Lr.No.TC/4906/2/ATC (TYBM-DCCCXXXVII),
dt:17.01.2023.
23. Block Development Officer, Thiruporur Panchayat Union letter
No:3136/2022/A3, Dt.23.12.2022. (Approach road certificate)
24. Resolution No.09, of 180th Mamallapuram Local Planning
Authority, Dated : 15.03.2023.
25. G.O. No.19, Housing and Urban Development Department,
Dated: 02.03.2022. (Tamil Nadu Town and Country Planning
Act 2022 (Tamil Nadu Act 12, of 2022).

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For DANUB HOMES PRIVATE

26. State Level Environment Impact Assessment Authority,
Tamilnadu, letter No:SEIAA-
TN/F.No:9594/EC/8(a)/910/2023, Dated:09.02.2023.

27. Structural design report and drawing for the entire structure
has been vetted from Anna University, Guindy, Chennai,
Dated:01.03.2023.

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the application was forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. The Technical concurrence is issued by Director of Town and Country Planning, Chennai vide reference 4th cited above for **High Rise Residential Building** at Chengalpattu District, Vandalur Taluk, Thazhambur Panchayat, Karanai Village - S.F.No. 103/7 (DLF Garden City Road) – Total Site area 7138.59 sq.m with a Total FSI Area 28822.65 sq.m and the Technical Clearance number is assigned as **B.P/DTCP No.68/2023**.

The proposed site boundaries as “1 to 5” The area statement for the Proposed High rise Residential Building is as below.

Proposed High Rise Residential Building Area Statement:-

Area of Site – 7138.59 Sq.m.

Floor Name	FSI Area (In sq.m)	Non FSI area (In sq.m)		OTS & Deduction area (In sq.m)	Total Built up area including deduction	No of Dwelling Units
		Parking	Head room			
Basement Floor	0.00	4320.17	-	-	4320.17	Parking
Stilt Floor	405.47	2544.88	-	-	2950.35	Parking
First floor + club house	1628.77	-	-	70.50	1699.27	10
2 nd floor	1486.41	-	-	102.71	1589.12	17
3 rd floor	1486.05	-	-	102.76	1588.81	17
4 th floor	1486.05	-	-	102.76	1588.81	17
5 th floor	1486.05	-	-	102.76	1588.81	17
6 th floor	1486.05	-	-	102.76	1588.81	17
7 th floor	1486.05	-	-	102.76	1588.81	17
8 th floor	1486.05	-	-	102.76	1588.81	17
9 th floor	1486.05	-	-	102.76	1588.81	17
10 th floor	1486.05	-	-	102.76	1588.81	17
11 th floor	1486.05	-	-	102.76	1588.81	17

For DANUB HOMES PRIVATE LIMITED

12 th floor	1486.05	-	-	102.76	1588.81	17
13 th floor	1486.05	-	-	102.76	1588.81	17
14 th floor	1486.05	-	-	102.76	1588.81	17
15 th floor	1486.05	-	-	102.76	1588.81	17
16 th floor	1486.05	-	-	102.76	1588.81	17
17 th floor	1486.05	-	-	102.76	1588.81	17
18 th floor	1486.05	-	-	102.76	1588.81	17
19 th floor	1486.05	-	-	102.76	1588.81	17
Terrace Floor	-	-	54.19	-	54.19	-
Total	28783.50	6865.05	54.19	1920.13	37622.87	316
Security Cabin	-	5.76	-	-	-	-
OWC area	39.15	-	-	-	-	-
Total area	28822.65	6870.81	54.19	1920.13	37667.78	316

Total FSI Area : 28822.65 Sq.m.
FSI : 4.04

As per the TNCD& BR 2019 in rule no.39 sub section 23 (a). all the dwelling units are below 90.00sqm

- 1) With the above area, the Planning Permission is given to the proposed High rise Residential building. As per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The High Rise Residential building planning Permission is Numbered as **SWP/B.P/M.L.P.A (CD-5) No.15/2023**.
- 2) As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **21.03.2023** to **20.03.2031** vide reference Government order 25th cited above.
- 3) As per 180th of Mamallapuram Local Planning Authority Meeting Resolution No.09 vide 24 cited above, planning permission is granted for this proposal.
- 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) If the proposal is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land

For DANUB HOMES PRIVATE LIMITED

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use conversion charges before issuing the final approval as envisaged in Government Order under the reference 5th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -
800 other Receipts - AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

SPECIAL CONDITIONS:

- 1) As per the reference 15th cited, OSR Charges collected from the applicant.
- 2) EIA Clearance is obtained through Reference no:26.
- 3) Structural design report and drawing for the entire structure and specifically pertaining the extended basement and swimming pool proposed in the first floor from Anna University, Guindy, Chennai is obtained through Reference no:27.
- 4) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of swimming pool.
- 5) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 6) Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 7) 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 Permissions is issued subject to the condition that the applicant / developer and also the architects / 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.
- 8) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 9) The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

For DANUB HOMES PRIVATE LIMITED


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- 10) 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 Residential 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 60 cm x 120 cm to be erected which shows site details, building details and municipality engineer details at the place of construction.
11. A copy (true copy) of the approved drawing shall be installed on the board in a manner visible to all at the site during construction.
12. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fees collected from the applicant are as follows.

1. Scrutiny Fee Charge: **Rs.85,970/-** Payment Receipt 202212304938, Transaction ID 1905764800829, Date. 30.12.2022.
2. Centage Charge for Land: **Rs.300/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
3. Centage Charge for Building: **Rs.32,000/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
4. Infrastructure and Amenities Charges: **Rs.1,08,15,000/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
5. Display Board Charges: **Rs.10,000/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
6. Completion Certificate: **Rs.3,92,850/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
7. Security Deposit: **Rs. Rs.54,07,500/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.

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- (57)
8. Shelter Fund Charges: **Rs.11,76,754/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
 9. Development Charges for Land: **Rs.28,556/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
 10. Development Charges for Building: **Rs.4,38,000/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
 11. OSR Charges : **Rs.29,54,662/-** Payment Receipt 202303104938, Transaction ID 3534895534237, Date 10.03.2023.

Assistant Director/Member Secretary
District Town and Country Planning Office,
Mamallapuram Local Planning Authority,
Chengalpattu District.

To:

1. M/s.Danub Homes Private Limited.,
No:111/59, LB Road,
Thiruvanmiyur, Karanai,
Chengalpattu – 600 041. Ph.No:95000 70392.
2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

Document certified by Raghul Kumar.

Signed by: Assistant Director
Location: Chengalpattu
Date: 2023.03.21 21:24:27



For DANUB HOMES PRIVATE LIMITED

Authorised Signatory

(85)

DIRECTORATE OF TOWN AND COUNTRY PLANNING
Online Building Plan Application – Technical Concurrence

Application Number :SWP/BPA/ 0004938/ 2022

Sir,

Subject : HRB- Residential Building – DTCP, Chennai –107 – Chengalpattu District – Vandalur Taluk – Thiruporur Panchayat Union - Thazhambur Panchayat – Karanai Village – S.F.No.103/7 (DLF, Garden City Road) – Total Site Area 7138.59 sq.m with a Total FSI Area 28822.65sq.m– Technical Concurrence issued – Forwarded for further action - Regarding.

- Reference :**
1. Applicant M/s. Danub Homes Pvt Ltd., Online Application Reference No. SWP/BPA/0004938/2022, Dt:30.12.2022.
 2. Assistant Director / Member Secretary, Inspection Report of Online Application No.SWP/BPA/0004938/2022, dt:04.01.2023.
 3. Minutes of the HRB panel meeting held on 21.02.2023, Agenda No.3.
 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
 15. Director of Town and Country Planning, Chennai circular letter Roc.No.4367/2019/ BA2, dated 05.02.2020.

For DANUB HOMES PRIVATE LIMITED

[Signature]

16. DGP / Director, TamilNadu Fire and Rescue Services Department, R.Dis.No.15230/C1/2022, dt:01.11.2022. PP Noc.No.139/2022.
17. PWD Water Resource Division Lower Palar Basin, Lr.No.E.Va.A1/Ko.28 (NOC Karanai)/2022, dt:19.12.2022.
18. Airport Authority in NOC ID No. CHEN /SOUTH/ B/ 092122 / 699068, dt:10.10.2022.
19. Indian Air force Lr.No.TC/4906/2/ATC (TYBM-DCCCXXXVII), dt:17.01.2023.
20. Block Development officer, Thiruporur Panchayat union, letter No: 3136/2022/A3,dt:23.12.2022.(Approach Road certificate)

Order

1. With reference to the 1st Cited letter, the applicant M/s. Danub Homes Pvt Ltd., has requested for the approval of proposed construction of High Rise Residential Building in Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union, Thazhambur Panchayat, Karanai Village, S.F.No.103/7 (DLF, Garden City Road), Total Site Area 7138.59 sq.m, with a Total FSI Area of 28822.65sq.m.

The above HRB residential proposal was placed in High Rise Building Panel meeting held on 21.02.2023. The subject was discussed and suggestions of High Rise Building panel were obtained.

The Assistant Director / Member Secretary of Chengalpattu District Town and Country Planning, Mamallapuram Local Planning Authority Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Member Secretary recommendation, the applicant request has been accepted and the boundary of the site has been marked as "1 to 5". The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/ DTCP No: 68 / 2023.

2. The area statement for the Proposed High Rise Residential building is as below.
Area of Site - 7138.59sq.m.,

For DANUB HOMES PRIVATE LIMITED


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Proposed High Rise Residential Building Area statement

FLOOR NAME	FSI AREA (IN SQ.M)	NON FSI AREA (IN SQ.M)		OTS & DUCT DEDUCTION AREA (IN SQ.M)	TOTAL BUILT UP AREA INCLUDING DEDUCTION	NO OF DWELLING UNITS
		PARKING	HEAD ROOM			
BASEMENT FLOOR	0.00	4320.17				
STILT FLOOR	405.47	2544.88			4320.17	Parking
FIRST FLOOR+CLUB HOUSE	1628.77				2950.35	Parking
SECOND FLOOR	1486.41			70.50	1699.27	10
THIRD FLOOR	1486.05			102.71	1589.12	17
FOURTH FLOOR	1486.05			102.76	1588.81	17
FIFTH FLOOR	1486.05			102.76	1588.81	17
SIXTH FLOOR	1486.05			102.76	1588.81	17
SEVENTH FLOOR	1486.05			102.76	1588.81	17
EIGHTH FLOOR	1486.05			102.76	1588.81	17
NINTH FLOOR	1486.05			102.76	1588.81	17
TENTH FLOOR	1486.05			102.76	1588.81	17
ELEVENTH FLOOR	1486.05			102.76	1588.81	17
TWELFTH FLOOR	1486.05			102.76	1588.81	17
THIRTEENTH FLOOR	1486.05			102.76	1588.81	17
FOURTEENTH FLOOR	1486.05			102.76	1588.81	17
FIFTEENTH FLOOR	1486.05			102.76	1588.81	17
SIXTEENTH FLOOR	1486.05			102.76	1588.81	17
SEVENTEENTH FLOOR	1486.05			102.76	1588.81	17
EIGHTEENTH FLOOR	1486.05			102.76	1588.81	17
NINTEENTH FLOOR	1486.05			102.76	1588.81	17
TERRACE FLOOR			54.19		54.19	
TOTAL	28783.50	6865.05	54.19	1920.13	37622.87	316
SECURITY CABIN		5.76				
OWC AREA	39.15					
TOTAL AREA	28822.65	6870.81	54.19	1920.13	37667.78	

FSI Achieved = 4.04

As per the TNCD& BR 2019 in rule no.39 sub section 23 (a). all the dwelling units are below 90.00sqm.

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

Special Conditions

1. As per the reference 15th cited, OSR charges should be collected from the applicant before issue of planning permission.
2. EIA clearance is to be obtained before issue of planning permission.

For DANUB HOMES PRIVATE LIMITED


Authorised Signatory

3. Structural design report and drawing for the entire structure and specifically pertaining the extended basement and swimming pool proposed in the first floor from Public Works Department to be obtained before issue of planning permission.
4. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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.
10. 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 proposed residential 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.

For DANUB HOMES PRIVATE LIMITED

Authorised Signat

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 further action shall be taken by the District officer.

Director of Town and Country Planning

To,
The Assistant Director /Member Secretary
District Town and Country planning office,
Chengalpattu District.

Document certified by B Ganesan.

Signed by: Director
Location:null
Date:2023.03.07 19:02:15



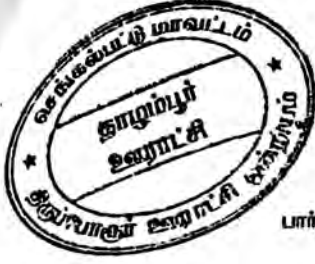
For DANUB HOMES PRIVATE LIMITED


Authorised Signatory

**தாழம்பூர் முதல்தலை ஊராட்சி மன்றத்தலைவர் அவர்களின் நடவடிக்கைகள்
முன்னிலை - திரு.D.முனுசாமி.**

ந.க.எண்.01/2023-24/ஊ.செ.

நாள்.05.04.2023



பொருள் -

High Rise Residential Building - திருப்போளூர் ஊராட்சி ஒன்றியம் - தாழம்பூர் ஊராட்சி மற்றும் கிராமம் M/s.Danub Homes Private Limited., என்ற நிறுவனத்தின் சர்வே எண்கள்.103/7(DLF Garden City Road)-ல் மொத்த மனைமிட பரப்பு 7138.59சதுரமீட்டர் கொண்ட மனைமிடத்தில் மொத்த கட்டிட பரப்பு 28822.65சதுரமீட்டர்-ல் அமையும் High Rise Residential Building கட்டுமானத்திற்கு திட்ட அனுமதி அளிக்கப்பட்டது - கட்டிட வரைபட அனுமதி வழங்கி உத்தரவிடுதல்.

பார்வை -

1. Assistant Director / Member Secretary, Directorate of Town and Country, Online Building Plan Application-Planning Permission, Chengalpet, Online Application No.SWP/BPA/0004938/2022 Date.30.12.2022.

2.தாழம்பூர் ஊராட்சி மன்றத்தீர்மான எண்.175/2022-23 நாள்.27.03.2023. பலவகை ரசீது எண்.00305 நாள்.05.04.2023.

உத்தரவு -

திருப்போளூர் ஊராட்சி ஒன்றியம், தாழம்பூர் ஊராட்சி மற்றும் கிராமம் M/s.Danub Homes Private Limited., என்ற நிறுவனத்தின் சர்வே எண்கள்.103/7(DLF Garden City Road)-ல் மொத்த மனைமிட பரப்பு 7138.59சதுரமீட்டர் கொண்ட மனைமிடத்தில் மொத்த கட்டிட பரப்பு 28822.65சதுரமீட்டர்-ல் அமையும் High Rise Residential Building கட்டுமானத்திற்கு, பார்வையில் காணும் Assistant Director / Member Secretary, Directorate of Town and Country, Online Building Plan Application-Planning Permission, செங்கல்பட்டு அவர்களின் நடவடிக்கைகளின்படி, திட்ட அனுமதி வழங்கப்பட்டுள்ளது. மேற்படி கட்டிடத்தின் பரப்பளவு விவரம் பின்வருமாறு.

Proposed High Rise Residential Building Area Statement

Area of Site - 7138.59 Sq.m

Floor Name	FSI Area (In Sq.m)	Non FSI area (In sq.m)		OTS & Deduction area (In sq.m)	Total Built up area including deduction	No of Dwelling Units
		Parking	Head Room			
Basement Floor	0.00	4320.17	-	-	4320.17	Parking
Stilt Floor	405.47	2544.88	-	-	2950.35	Parking
First Floor + Club House	1628.77	-	-	70.50	1699.27	10
2 nd Floor	1486.41	-	-	102.71	1589.12	17
3 rd Floor	1486.05	-	-	102.76	1588.81	17
4 th Floor	1486.05	-	-	102.76	1588.81	17
5 th Floor	1486.05	-	-	102.76	1588.81	17
6 th Floor	1486.05	-	-	102.76	1588.81	17
7 th Floor	1486.05	-	-	102.76	1588.81	17
8 th Floor	1486.05	-	-	102.76	1588.81	17
9 th Floor	1486.05	-	-	102.76	1588.81	17
10 th Floor	1486.05	-	-	102.76	1588.81	17
11 th Floor	1486.05	-	-	102.76	1588.81	17
12 th Floor	1486.05	-	-	102.76	1588.81	17
13 th Floor	1486.05	-	-	102.76	1588.81	17
14 th Floor	1486.05	-	-	102.76	1588.81	17
15 th Floor	1486.05	-	-	102.76	1588.81	17
16 th Floor	1486.05	-	-	102.76	1588.81	17

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[Signature]
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17 th Floor	1486.05	-	-	102.76	1588.81	17
18 th Floor	1486.05	-	-	102.76	1588.81	17
19 th Floor	1486.05	-	-	102.76	1588.81	17
Terrace Floor	-	-	54.19	-	54.19	-
Total	28783.50	6865.05	54.19	1920.13	37622.87	316
Security Cabin	-	5.76	-	-	-	-
OWC Area	39.15	-	-	-	-	-
Total Area	28822.65	6870.81	54.19	1920.13	37667.18	316

Total FSI Area - 28822.65 Sq.m
FSI Area - 4.04

மேற்கண்ட High Rise Residential Building கட்டுமானம் அமையும் மனைமிடத்திற்கு "1 to 5" வரை என எல்லைமிட்டு மனை ஒப்புதலும் அம்மனையில் அமையும் கட்டுமானத்திற்கு நிபந்தனைகள் மற்றும் சிறப்பு நிபந்தனைகளின் அடிப்படையில் நகர் ஊரமைப்பு சட்டம் 1971 பிரிவு 49-ன் கீழ் SWP/B.P/M.L.P.A (CD-5) No.15/2023 என எண்ணிடப்பட்டு திட்ட அனுமதி வழங்கப்படுகிறது.

இந்த திட்ட அனுமதி நகர் ஊரமைப்பு சட்டம் 1971 பிரிவு 50ன்படி 21.03.2023 முதல் 20.03.2031 வரை எட்டு ஆண்டுகளுக்கு மட்டுமே வழங்கப்பட்டுள்ளது.

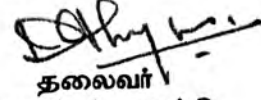
மேலும், அனுமதி கட்டணம் ரூ.40,57,560/- (ரூபாய் நூற்பது இலட்சத்து ஐம்பத்தேழாயிரத்து ஐநூற்று அறுபது மட்டும்) வங்கிவரைவாக தாமழ்பூர் ஊராட்சி மன்றத்தில் பலவகை ரசீது எண்.00305 நாள்.05.04.2023-ல் செலுத்தப்பட்டுள்ளது மற்றும் கட்டிட தொழிலாளர் நலநிதி, ரூ.48,65,472/- HDFC வங்கியில் சம்மந்தப்பட்ட கணக்கு எண்.530601010038239-ல் RTGS மூலமாக UTR No.HDFCR52023040395688252 -ன்படி செலுத்தப்பட்டுள்ளதின் அடிப்படையில் கீழ்க்கண்ட நிபந்தனைகளுக்குட்பட்டு திட்ட அனுமதி வழங்கி உத்தரவிடப்படுகிறது.

நிபந்தனைகள்

1. பார்வை 1-ல் காணும் இணை இயக்குநர் / உறுப்பினர் செயலர்(பொ), மாவட்ட நகர் ஊரமைப்பு அலுவலகம், மாமல்லபுரம் உள்ளூர் திட்ட குழுமம், செங்கல்பட்டு அவர்களின் உத்தரவில் கொடுக்கப்பட்டுள்ள நிபந்தனைகள் அனைத்தும் பின்பற்ற வேண்டும்.
2. Tamilnadu Town & Country Planning Act. 1971 as mentioned specification about front set back / Rear, Side set back rules must to be follows.
3. அரசாங்கத்திற்கு சொந்தமான இடங்களிலோ அல்லது இம்மனுதாரருக்கு சம்மந்தமில்லாத வேறு இடங்களிலோ ஆக்கிரமணம் செய்வது கூடாது.
4. கட்டிட வேலைகள் நடக்கும் பொழுதோ அல்லது வேறு எந்த நேரங்களிலோ ஊராட்சியிலிருந்து ஆய்வு செய்ய வரும் அதிகாரிகளுக்கு அங்கீகரிக்கப்பட்ட வரைபடங்களை காண்பிக்க வசதியாக வேலை நடக்குமிடங்களில் மேற்படி வரைபடங்களை வைத்திருத்தல் வேண்டும்.
5. இந்த உத்தரவால் அனுமதிக்கப்பட்ட காலவரையரைக்குள் கட்டிடம் கட்டி முடிக்கப்படாவிடில் அனுமதியை மீண்டும் புதியதாக மனு கொடுத்து அனுமதி பெற வேண்டும்.
6. அனுமதிக்கு வரைபடத்தில் கூடுதலோ அல்லது மாறுதல் ஏதேனும் செய்துகட்ட வேண்டுமானால் அதற்குரிய திருத்தப்பட்ட வரைபடங்களுடன் தலைவர் நிர்வாக அதிகாரிக்கு விண்ணப்பம் செய்து உத்தரவு பெற்ற பிறகுதான் மாறுதல் கட்டிடம் கட்டவேண்டும்.
7. கட்டிடம் கட்ட உத்தரவு பொய்ப்பதிவுகள் மூலம் பெற்றதாகவோ அல்லது ஏதேனும் கட்டிட விதிகளுக்கு புறம்பாகவோ பெற்றதாயிருந்தால் மேற்படி உத்தரவினை ரத்து செய்ய ஊராட்சி மன்றத்தலைவருக்கு உரிமை உண்டு.
8. புதியதாக கட்டப்படும் கட்டிட இடங்கள் எந்த நேரத்திலும் சுத்தமான பொது சுகாதாரக்கேடு விளைவிக்காத வகையில் வைத்து இருத்தல் வேண்டும்.
9. மனுதாரர் கட்டிடத்தை கட்டி முடித்த பின்பு இவ்வலுவலகத்திலிருந்து சான்றிதழ் பெற்ற பின்பே
10. கட்டிடத்திலிருந்து வரும் கழிவுநீரை மனுதாரர் தன் சொந்த இடத்திற்குள்ளேயே நிறுத்தி வைத்து அவைகளை அப்புறப்படுத்துவதில் வகையில் வடிகால்வாய்களும் கழிவு நீர்தொட்டிகளும் அமைத்துக்கொள்ள வேண்டும்.

For DANUB HOMES PRIVATE LIMITED

11. கட்டிடம் தொழிலகங்களுக்காகவோ அல்லது வேறு தொழிலாளர்கள் வேலை செய்ய வேண்டிய இடங்களுக்காகவோ கட்டப்படாமலிருந்தால் அவைகளுக்கு மாவட்ட சுகாதார அலுவலரிடமிருந்தும், தொழிலகங்களின் ஆய்வாளரிடமிருந்தும் மற்றும் உறுப்பினர் செயலாளர், சென்னை பெருநகர் வளர்ச்சி குழுமம் ஆகியோரிடமிருந்தும் அனுமதி பெற்றிருத்தல் வேண்டும்.
12. அங்கீகரிக்கப்பட்ட வரைபடங்களின்படியே கட்டிடம் கட்டி முடிக்கப்பட்ட பின்பு இவ்வராட்சியிலிருந்து சான்றிதழ் பெற்றுக்கொள்ள வேண்டும்.
13. மழைநீர் சேகரிப்பு கட்டமைப்பை முறையாக பராமரிக்கப்பட வேண்டும்.
14. கட்டிட வேலை முடிந்த பின்போ அல்லது குடியேறிய பின்னரோ 15 தினங்களுக்குள் ஊராட்சி மன்றத்தலைவர் அவர்களுக்கு எழுத்து மூலமாக தெரிவிக்க வேண்டும்.



தலைவர்

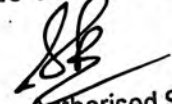
தாழம்பூர் ஊராட்சி

திருப்போரூர் ஊராட்சி ஒன்றியம்

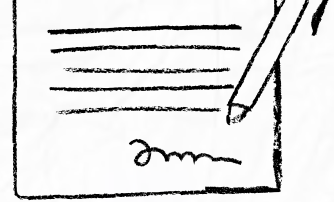
பெறுநர்

M/s.Danub Homes Private Limited.,
No.111/59, LB Road,
Thiruvannmiyur,
Chennai – 600041.

For DANUB HOMES PRIVATE LIMITED



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our services doesn't just end there



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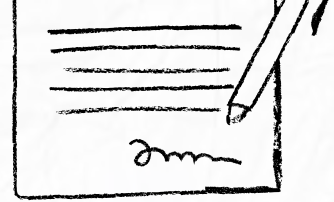
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