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DISTRICT TOWN AND COUNTRY PLANNING OFFICE – TIRUVALLUR DISTRICT

Online Building Plan Application – Technical Approval

Application Number: SWP/BPA/0082316/2023 **Date.13.02.2024**

Subject :	Commercial Building - Office of the Tiruvallur District Town and Country planning – Tiruvallur District, Tiruvallur Taluk, Tiruvallur Panchayat Union, Kakkalur Panchayat and village, TNHB Kakkalur Scheme Approved layout in S.F.No:196/2pt, Plot no: R-215 by Conversion of Public purpose site into Commercial Shop Site - Site Extent - 813.60 Sq.m and FSI Area – 1199.14 Sq.m (S+2 Floors) - Technical Approval Issued – Forwarded for further action - Regarding.
Reference :	1. Applicants Tvl.S.Jayabalan and 3 others, Building Proposal received through Online Application Reference No. SWP/BPA/0082316/2023, Dated:16.12.2023 Scrutiny Reference: TMITDK7L 2. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012. 3. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017. 4. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021. 5. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019. 6. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020. 7. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020. 8. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017. 9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009. 10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017. 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/SplCell, Dated: 14.12.2017. 13. Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular). 14. District Fire & Rescue Services, Tiruvallur District NOC letter No. L. Dis. No. TN-3320231207101/B/2023, dated. 08.12.2023 15. Demand called on Dated: 09.02.2024 (Payment of Centage Fee and I & A Charges etc.) 16. Applicant, Paid on Dated: 10.02.2024 (Payment of Centage Fee and I & A Charges etc.)

ORDER:

1. With reference to the 1st Cited letter, the applicant Tvl.S.Jayabalan and 3 others, has requested for the approval of Commercial building at Tiruvallur District, Tiruvallur Taluk, Tiruvallur Panchayat Union, Kakkalur Panchayat and village, TNHB Kakkalur Scheme Approved layout in S.F.No:196/2pt, Plot no: R-215 by Conversion of Public purpose site into Commercial Shop Site - Site Extent - 813.60 Sq.m and FSI Area – 1199.14 Sq.m (S+2 Floors). This proposal was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Commercial Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 13th cited above.

2. The area statement for the Proposed Commercial building is are as follows.

Area of Site – 813.60 Sq.m

Building details : Commercial Shop Building

Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Buildup Area (Sqm)
Stilt Floor	66.00	-	566.57
First Floor	566.57	-	566.57
Second Floor	566.57	-	566.57
Head Room	-	19.71	19.71
Lift Machine Room	-	16.39	16.39
TOTAL	**1199.14**	**36.10**	**1735.81**

Total FSI Area : 1199.14 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.09/2024**

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.4,589/-
2	Centage Charge for Building	Rs.2,500/-
3	Infrastructure and Amenities Charges	Rs.4,53,750/-
4	Security Deposit Charges	Rs.2,26,875/-
5	CC Charges	Rs.18,836/-
6	Display Board Charges	Rs.1,500/-

Special conditions:

1) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

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 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.

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.

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 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.

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

To:

The Panchayat President,
Kakkalur Village Panchayat,
Tiruvallur District.

Copy To:

Tvl.S.Jayabalan and 3 others,
NO-243,Main Road, Eswaran Nagar,
Veppampattu,
Tiruvallur – 602024



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