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OFFICE OF THE ASSISTANT DIRECTOR

DISTRICT TOWN AND COUNTRY PLANNING OFFCIE,TIRUPATHUR DISTRICT

ONLINE BUILDING PLAN APPLICATION –TECHNICAL CONCURRENCE

SWP APPLICATION NUMBER :SWP/BPA/044843/2023

Sub: **Apartment Building – DTCP Chennai** – Tirupathur District Town and Country Planning Office – Tirupathur District – Ambur Taluk/Municipality – Ward-B – Block -2 – T.S.Nos.10/1part – Site Extent of 6526.72Sq.m – FSI Area of 10175.19Sq.m – Technical Clearance issued for the proposed Apartment Building – Forwarded for further action – Regarding.

Ref:

1. M/s.Ambur Properties LLP Online Application Reference No. **SWP/BPA/044843/2023**, Dated: 18.10.2023.
2. The Assistant Director, Tirupathur District Town and Country Planning Office, Inspection Report Dated:03.11.2023.
3. G.O.No.86, Housing and Urban Development Department, Dated 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated 16.05.2017.
5. G.O.No.01, Housing and Urban Development Department, dated 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019.
7. G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
8. G.O.54, Housing and Urban Development Department Dated:12.08.2020.
9. G.O.79, Housing and Urban Development Department Dated:04.05.2017.
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. District Officer, Tirupathur District Fire & Rscue service Department K.Dis.533/A/2021 Dated:14.12.2021.
16. Director of Town and Country Planning, Chennai Technical Concurrence issued on 29.12.2023.
17. Commissioner, Ambur Municipality Lr.No.659 /2023 F1 Dated: 15 .05.2023.

18. Gift deed document No 707/2024 dated 01.02.2024 and 706/2024 dated 1.02.2024

19. Demand payment Request Letter, Dated 05.01.2024 (Requiring payment of Centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges & Security Deposit Charges)
20. Applicant M/S Ambur properties LLP Letter Dated 02.02.2024 (Payment of centage Fee Charge, Development Charges, Display Board Charges, I & A Charges, CC Charges & Security Deposit Charges) paid on 02.02.2024

ORDER :

1. With reference to the 1st cited letter, applicant M/s. Ambur Properties LLP has requested for the approval of Apartment Building at Tirupathur District – Ambur Taluk/Municipality – Ward-B – Block -2 – T.S.Nos.10/1part – Site Extent of 6526.72Sq.m – FSI Area of 10175.19Sq.m (the applicant request has been accepted and the boundary of the site has been marked as "A to J". The Technical Concurrence is issued by Director of Town and Country Planning, Chennai under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P/DTCP No.495/2023.

Proposed Apartment Building Approval No.**SWP/TIRUPATHUR/APPROVED BUILDING NO.02/2024**. Technical Clearance has been issued with the following common and special conditions.

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

Area of the Site : 6526.72 Sq.m.

Description	FSI AREA (in Sq.m.)	Non-FSI AREA (in Sq.m.)	TOTAL Built-up Area in Sq.m.)	Units
BLOCK-1				
Ground Floor Area	1081.57	-	1081.57	24
First Floor Area	1011.07	70.50	1081.57	26
Second Floor Area	1011.07	70.50	1081.57	26
Third Floor Area	1011.07	70.50	1081.57	26
Fourth Floor Area	1011.07	70.50	1081.57	26
Terrace Area	-	98.58	98.58	
Sub-Total	**5125.85**	**380.58**	**5506.43**	**128**
BLOCK-2				
Ground Floor Area	969.34	-	969.34	33
First Floor Area	926.50	42.84	969.34	36
Second Floor Area	926.50	42.84	969.34	36
Third Floor Area	926.50	42.84	969.34	36
Fourth Floor Area	926.50	42.84	969.34	36
Terrace Area	-	98.58	98.58	-

Sub-Total	**4675.34**	**269.94**	**4945.28**	**177**
Block 3 -Shops cluster				
Ground Floor	187.00	-	187.00	-
First Floor	187.00	-	187.00	-
Terrace Floor	-	40.00	40.00	-
Sub-Total	**374.00**	**40.00**	**414.00**	**-**
Security Room				-
Ground Floor	-	-	12.40	-
Grand Total (A+B+C+Security)	**10175.19**	**690.52**	**10878.11**	**305**

Total FSI Area = 10175.19 Sq.m.

FSI Achieved – 1.56

Parking Details

1. For Residential Area Below 25 sq.m no parking required
2. For Residential Area Between 25-50sq.m - 1two wheeler
3. Total 305 Dwelling Unit
4. So, Required Car Parking - 5 Nos
5. 1 Two Wheeler for Each Dwelling Unit (25-50 SQM)
6. Required Two Wheeler - 115 Nos
7. Provided Car - 6 Nos
8. Provided Two Wheeler - 132 Nos

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

SPECIAL CONDITIONS:

1 The earmarked OSR with an extent 1569.42 Sq.m shown in the site plan it is handed over to Ambur Municipality as per Document No. 707 /2024 Dated:01.02.2024

2 As per shown in the Site Plan the Approved Ambur Master Plan the proposed Road 18M Wide-Mr 23 handed over to Ambur Municipality as per Document No.706/2024 Dated:1.02.2024

3 Development charges Shall be levied as the rates inforce in the localbody/single planning Authority prior to issue of planning permission.

4 Revised Fire NOC to be obtained as per this Approved Plan.

5 It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.

6 Conditions mentioned in the No Objection Certificates obtained from the central and State Government Departments must be followed scrupulously.

7 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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR-2019). Planning Permission is issued subject to the condition that the applicant / developer and also the Architect / Licensed Surveyor 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 as prescribed TNCD&BR-2019.

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 is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (Lease deed, sale deed, gift deed, etc.,) submitted by the applicant is above 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 With the Reference 4 and 5 mentioned Government Orders and Reference No 11 mentioned Circular the following conditions to be follow :

i. When the construction reached at plinth level the applicant should apply for CCC after getting CCC when the construction completed civil works then apply for completion certificate. The applicant or buyer or a worker or any other person shall not occupy the building without valid completion certificate from the Assistant Director(i/c), District Town and Country Planning Office, Tirupathur District.

ii. The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall not put the building to use without obtaining Completion Certificate from the Assistant Director(i/c), District Town and Country Planning Office, Tirupathur District.

iii. a) Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with the plan showing the Site Boundary, dimension of the Building and the setback on all around and the plan must be authenticated by the applicant and Architect/Structural Engineer/Licensed Surveyor for the issue of Construction Continuance Certificate (CCC).

b) Also, the Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall submit the application along with a drawing/plan showing the actual Construction made at site when the construction is completed without any requirement of further civil works for the issue of Completion Certificate (CC)

iv. The Applicant/Owner/Builder/Promoter/Power of Attorney Holder and any other Person who is acquiring interest on the property for which Technical Clearance is issued, shall comply and other condition/directions stipulated in the operational guidelines issued/subsequently to be issued by the DTCP

11 If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed 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 direction mentioned in GO 18, Department of Municipal Administration and Water supply Dated:04.02.2019 and also provide Necessary Fire Resistance Equipment's in the proposed Building.
5. Applicant should arrange to dispose sewage by vehicle at his own cost and necessary drinking water provision to be provided at the applicant's own cost and also provide Necessary fire Resistance equipment in the proposed Building.
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 to be used Mandatory.
10. As per GO.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. As per references cited Government orders & circulars centage charges infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and take further action by District Officer.
12. As per GO 16 a display board of size 60cm x 120cm to be erected which shows site details, building details and corporation engineer details at the place of construction.
13. If the building has under the Tamil Nadu Pollution Control Board Rule 25 (Water Act) should get consent by the TNPCB.
14. Solar water heating system to be provided to the proposed building. Solar Photo voltaic panels to be erected at the 1/3 portion of total terrace area.
15. Government registered electrical Contractor must be employed for wiring works during construction.
16. Seismic Resistance procedure to be followed.
17. Approved order and drawing copies to be handover to buyer by the owner by the time of sale.
18. Enforcement action under section 56 & 57 of Tamil Nadu Town and Country Planning Act 1971 must be taken by **The Commissioner, Ambur Municipality,Tirupathur District** if the construction is done with Additional/Deviation to be approved plan before levy of the applicable Taxes.
19. The Applicants/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.

20. Setbacks should be retained as per Approval Drawing.

The Following fee and charges are collected as follows:

Scrutiny Charge	:	31546	Date:19.10.2023
Centage Charge for Land	:	1500	Date:02.02.2024
Centage Charge for Building	:	80000	Date:02.02.2024
Infrastructure and Amenities Charges	:	1917600	Date:02.02.2024
CC Charges	:	118393	Date:02.02.2024
Security Deposit	:	958800	Date:02.02.2024
Display Board Charges	:	1500	Date:02.02.2024
Shelter Fund Charges	:	16633	Date:02.02.2024

Further, the Applicant has requested to approach **The Commissioner, Ambur Municipality,Tirupathur District** for the Final Approval of Residential Apartment Building.

The Commissioner, Ambur Municipality,Tirupathur District is requested to give the final approval for the Residential Apartment Building to the Applicant.

Assistant Director,
District Town & Country Planning Office,
Tirupathur District.

To

The Commissioner,
Ambur Municipality,
Tirupathur District-635 802.

Encl:
Drawing Sheet- 1-6

Copy to :
M/s.Ambur Properties LLP

NO 52/2 KOTTAI BANGALOW STREET,

UMAR ROAD, AMBUR,

TIRUPATTUR DT.635 802

Signature valid

Signed by: Assistant Director
Location:Tirupathur
Date:2024.02.07 13:49:09

DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT

Online Building Plan Application - Technical Concurrence

SWP Application Number: SWP/BPA/044843/2023

Sir / Madam,

Sub : **Apartment Building** – DTCP, Chennai– Tirupattur District- Ambur Taluk / Municipality - Ward – B, Block – 2, T.SNos.10/1part - Site Extent of 6526.72 sq.m – FSI area of 10175.19sq.m – Technical Concurrence issued for the proposed Apartment Building – Forwarded for further action - Regarding.

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5. G.O. No.01, Housing and Urban Development Department, Dated: 05.01.2021.
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
9. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
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. District officer, Tirupattur District Fire & Rescue service department K.Dis.533/A/2021, Dated.14.12.2021.

------x------

Order:

1. With reference to the 1st letter Cited, the applicant M/s. Ambur Properties LLP has requested for the approval of Apartment building at Tirupattur District, Ambur Taluk / Municipality, Ward – B, Block – 2, T.SNos.10/1part - Site Extent of 6526.72 sq.m, FSI area of 10175.19sq.m. The Assistant Director of Tirupattur District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to J ".**
   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:495/ 2023**.

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

   Area of the Site - 6526.72 sq.m.

Description	FSI Area in sq.m	Non FSI Area in sq.m	Total Buildup Area in sq.m	Units
Block – 1				
Ground Floor Area	1081.57	-	1081.57	24
First Floor Area	1011.07	70.50	1081.57	26
Second Floor Area	1011.07	70.50	1081.57	26
Third Floor Area	1011.07	70.50	1081.57	26
Fourth Floor Area	1011.07	70.50	1081.57	26
Terrace Area	-	98.58	98.58	
Sub-Total	**5125.85**	**380.58**	**5506.43**	**128**
Block – 2				
Ground Floor Area	969.34	-	969.34	33
First Floor Area	926.50	42.84	969.34	36
Second Floor Area	926.50	42.84	969.34	36
Third Floor Area	926.50	42.84	969.34	36
Fourth Floor Area	926.50	42.84	969.34	36
Terrace Area	--	98.58	98.58	
Sub-Total	**4675.34**	**269.94**	**4945.28**	**177**

Block - 3 - Shops Cluster				
Ground Floor	187.00	-	187.00	-
First Floor	187.00	-	187.00	-
Terrace Floor	-	40.00	40.00	-
Sub-Total	**374.00**	**40.00**	**414.00**	-
Security Room				-
Ground Floor	-	-	12.40	-
Grand Total (A+B+C+Security)	**10175.19**	**690.52**	**10878.11**	**305**

Total FSI Area – 10175.19 sq.m

FSI Achieved – 1.56

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

Special Conditions

1. The earmarked OSR with an extent 1569.42 sq.m shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No. 41(1)(i).
2. As per shown in the Site Plan the Approved Ambur Master Plan the proposed Road 18 M Wide - Mr 23 should be handed over to concerned authority.
3. Revised Fire NOC to be obtained as per this Approved Plan.
4. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6. 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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR, 2019.
7. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
8. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial

verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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.

General Conditions

1. Solar water heating system to be provided to the proposed Apartment 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. As per references Cited Government orders & circulars centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and take further action by District officer.

Encl:
Drawing Sheet -1 to 6

Director of Town and Country Planning

To,
The Assistant Director,

District Town and Country planning office,

Tirupattur District.

Signature Not Verified
Signed by: Director
Location:null
Date:2023.12.29 15:39:55



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