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DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number : SWP/BPA/0009609/2023

Sir/Madam,

Subject : HRB - Residential Building – DTCP-Chennai –107 – Chengalpattu District, Thiruporur Taluk, Egattur Village, in S.Nos. 113/2A & 130/2 with a Site area of 5700.00Sq.m(As per patta) -FSI Area of 21897.45sq.m - Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. Applicant. Mr.Sreyansh Mehta For Jain Housing LLP , Online Application Reference No.SWP/BPA/0009609/2023, Dated:05.05.2023.
2. Assistant Director/ Member Secretary, MLPA of Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0009609/2023, Dated:18.05.2023.
3. HRB Meeting held on 01.12.2023, Subject No.04.
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. 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. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.10149/C1/2023,dated:23.08.2023.PP Noc.No.138/2023.
14. Airport Authority of India NOC No. CHEN/SOUTH/B/062323/765273, Dated:28.06.2023.

15. Air Force Station, Tambaram Letter No. TC/4906/2/ATS(Ty BM-DCCCXLXIII), Dated:08.08.2023.

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Order

1. With reference to the 1st Cited letter, the applicant Mr.Sreyansh Mehta For Jain Housing LLP, has requested for the approval of proposed construction of High Rise Residential Building in Chengalpattu District, Thiruporur Taluk, Egattur Village, in S.Nos. 113/2A & 130/2 with a Site area of 5700.00Sq.m(As per patta) with an FSI Area of 21897.45sq.m

The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 01.12.2023.The subject was discussed and suggestions of High Rise Building panel were obtained.

The Assistant Director / Member Secretary MLPA of Chengalpattu District Town and Country Planning, Office has recommended the proposal with a site inspection remarks.Based on the Assistant Director / Member Secretary MLPA recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to E".**

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: 168/2024.**

2. The area statement for the Proposed High Rise Residential building is as below.

Total Area of the Site – 5700.00 sq.m (As per patta)

Total Area of the Site – 5655.885 sq.m (As per Site)

High Rise Residential Building Area details in Sqm.

Floor Details	FSI Area in Sq.m	Non FSI Area in Sqm	Deduction (Sq.m)	Total Built up Area (Sq.m)	No.of Dwelling units
Basement Floor	53.47	3876.05	0	3929.52	0
Stilt Floor	238.52	1083.98	0	1322.50	0
First Floor	1123.48	--	83.34	1123.48	10
Second Floor	1137.85	--	53.89	1137.85	13
Third Floor	1137.89	--	53.85	1137.89	13
Fourth Floor	1137.89	--	53.85	1137.89	13
Fifth Floor	1137.89	--	53.85	1137.89	13
Sixth Floor	1137.89	--	53.85	1137.89	13
Seventh Floor	1137.89	--	53.85	1137.89	13
Eighth Floor	1137.89	--	53.85	1137.89	13
Ninth Floor	1137.89	--	53.85	1137.89	13
Tenth Floor	1137.89	--	53.85	1137.89	13
Eleventh Floor	1137.89	--	53.85	1137.89	13

Twelfth Floor	1137.89	--	53.85	1137.89	13
Thirteenth Floor	1137.89	--	53.85	1137.89	13
Fourteenth Floor	1137.89	--	53.85	1137.89	13
Fifteenth Floor	1137.89	--	53.85	1137.89	13
Sixteenth Floor	1137.89	--	53.85	1137.89	13
Seventeenth Floor	1137.89	--	53.85	1137.89	13
Eighteenth Floor	1137.89	--	53.85	1137.89	13
Nineteenth Floor	1137.89	--	53.85	1137.89	13
Grand Total	**21897.45**	**4960.03**	**1052.68**	**26857.48**	**244**

Total FSI Area = **21897.45**Sq.m

FSI = 3.872

All the Dwelling Units Carpet area is below 90 Sq.m, Hence Premium FSI Charges not Applicable.

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

Special Conditions

1. 10% OSR land OSR -1 area (ear marked as 5 to 8) 432.09Sqm and OSR -2 area (ear marked as 1 to 4) 138.72 Sqm Total OSR area 570.81 Sqm is to be handed over to local body before issue of Planning Permission from the District Town and Country Planning office, Chengalpattu.
2. Conditions stipulated in the Fire Noc cited in the reference 13 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3. Necessary clearance from the Environment Department should be obtained before commencement of construction
4. Conditions stipulated in the Airport Authority Noc cited in the reference 14 issued by Airport Authority of India is to be followed scrupulously.
5. Conditions stipulated in the NOC cited in the reference 15 issued by Group Captain Command ATC Officer Air Force Station Tambaram is to be followed scrupulously.
6. Structural Design report and drawing for the entire structure from PWD shall be obtained before issue of Planning Permission from the District Town and Country Planning Office, Chengalpattu.
7. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water with NOC from TNPCB.
   Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report to be submitted before issue of Planning Permission from the District Town and Country Planning Office, Chengalpattu.
8. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
9. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

10. 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.
11. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
12. 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.
13. 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 High Rise 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 WaterSupply,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's details including quality auditor 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 MLPA,
District Town and Country planning office,
Chengalpattu District.

Signature Not Verified
Signed by: Director
Location:null
Date:2024.03.23 15:48:50



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