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DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application - Technical Concurrence

SWP Application Number: SWP/BPA/0017577/2023

Sir / Madam,

Subject : **Residential Building (Affordable Housing)** – DTCP, Chennai – Chengalpattu District, Mamallapuram Local Planning area - Thiruporur Taluk – Padur Village – SF.No.365/5B, 366/1 - Site area of 4950.00 Sq.m. - FSI area of 12859.12 sq.m - Stilt + 5th Floor with 123 Dwelling units – Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. M/s.Nest Zone India Private Limited, Online Application Reference No. SWP/BPA/0017577/2023, Dated:09.09.2023, 30.12.2023, 03.02.2024,17.02.2024 & 05.03.2024.
2. The Assistant Director, Chengalpattu, Inspection Report Dated: 06.10.2023.
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.1, 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. 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/Spl. Cell, Dated: 14.12.2017
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020

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Order

1. With reference to the 1st cited letter, the applicant M/s.Nest Zone India Private Limited is requested for the approval of Residential building (Affordable Housing) at Chengalpattu District, Mamallapuram Local Planning area, Thiruporur Taluk, Padur Village, SF.No.365/5B & 366/1, Site area of 4950.00 Sq.m. with FSI area of 12859.12 sq.m, Stilt + 5 Floors with 123 Dwelling units. The Assistant Director of Chengalpattu 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 approval issued has been marked as "1 to 9". 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: 201 / 2024**.

2. The area statement for the Proposed - Residential Building (Affordable Housing) is as below.

Area of Site - 4950.00 Sq.m.

Proposed Building details:

Residential Building (Affordable Housing) area statement:

Floor	Usage	FSI (Sqm)	Non FSI Area (Sqm)	Total Buildup Area (Sqm)	No of Dwelling Units
Stilt Floor	Parking	-	2783.04	2844.16	-
	Electrical Room,	35.52	-		
	Pump Room	9.84	-		
	Meter Room	9.51	-		
	Watchman Room	-	6.25		
First Floor	Residence	2560.85	-	2560.85	25
Second Floor	Residence	2560.85	-	2560.85	25
Third Floor	Residence	2560.85	-	2560.85	25
Fourth Floor	Residence	2560.85	-	2560.85	25
Fifth Floor	Residence	2360.13	-	2560.85	23
	Indoor Games	100.86	-		-

	Gym	99.86	-		
Terrace Floor	Head Room	-	84.12	122.45	-
	Lift Machine Room	-	38.33		
	Total Area	**12859.12**	**2911.74**	**15770.86**	**123**

Total FSI Area – 12859.12 sq.m

FSI Achieved – 2.598 with Premium FSI 0.598

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

Special Conditions

1. As per this office circular Roc. no.4367/2019/BA2, Dated: 05.02.2020 and G.O.(Ms).No.95, Housing and Urban Development Department, Dated: 04.08.2023, calculate the 10% OSR Area and collect the Guideline value before issue of planning permission.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.

7. "The Tamil Nadu Government in G:O.Ms No. 112, Housing and Urban Development Department dated: 22 06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016.The promoter has to advertise, Market, book, sell or offer for sale, or invite persons to purchase in any manner any plot,

apartment or building, as the case may be, in any Real Estate project of part of it only after registering the Real Estate project with the Real Estate Regulatory Authority"

General Conditions

1. As per TNCD & BR,2019, Rule 44(2) 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 shall 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 take further action by District officer.

Encl:
Drawing Sheet 1 to 4

Director of Town and Country Planning

To,
The Assistant Director,

District Town and Country planning office,

Chengalpattu District.

Signature valid
Signed by: Director
Location:null
Date:2024.05.09 16:24:52



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