DIRECTORATE OF TOWN AND COUNTRY PLANNING
Online Building Plan Application - Planning Permission
Online Application No: SWP/BPA/0003154/2022/2022, Dated:23.11.2022

From
Thiru. G.Raghul Kumar, M.E.,
Assistant Director/Member Secretary
Mamallapuram Local planning Authority
District Town and Country Planning,
Chengalpattu District,
124, GST Road, Municipal Shopping complex,
Chengalpattu 603 001.
E-mail: ddcgldistrict@gmail.com

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

Subject:

1. Applicant **M/s. Danub Homes Private Limited**, Its Authorized Signatory Mr.S.R.Amudhasakaran SWP Online application Reference No: SWP /BPA /0003154 /2022, Dated: 23.11.2022.

2. Assistant Director / Member Secretary, Inspection Report of online application No: SWP/ BPA/ 0003154/ 2022, Dated: 28.11.2022.

3. Minutes of the HRB Panel meeting held on 21.02.2023, Agenda no: 04.

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.

For DANUB HOMES PRIVATE LIMITED

Authorised Signatory

10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020

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 Scrutiny fees , Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter Charges respectively dated.23.11.2022 and 13.03.2023.

19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter Charges received from the applicant respectively on 23.11.2022 and 14.03.2023.

20. DGP/ Director, Tamilnadu Fire and Rescue Services Department R.dis.No:20401/C1/2022, Dated: 01.02.2023. PP Noc.No.16/2023.

21. PWD Water Resource Division Lower Palar Basin, Lr.No.E.VaB.A1/Ko.349 Karanai Village, Dated:21.12.2022

For DANUB HOMES PRIVATE LIMITED

Authorised Signatory

22. Airport Authority in NOC ID No.CHEN/ SOUTH/B/ 111822/727271, Dt.24.11.2022.

23. Block Development Officer, Thiruporur Panchayat Union letter No: 3137/2022/A3, Dt.23.12.2022. (Approach road certificate)

24. Resolution No.10, 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).

26. Gift Deed No.6049/2023, Dated : 11.03.2023(Road portions and OSR 1 & 2 Gifted to Local body)

27. The Structural design report, drawing for the entire structure, specifically pertaining the extended basement and swimming pool proposed in the first floor has been vetted from Anna University,Guindy,Chennai. On Dated: 01.03.203.

28. SEIAA,Tamilnadu Clearance Identification No: EC23B038TN183447 Dated: 29.03.2023.

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 4nd cited above for **High Rise Residential Building** at Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union Thazhambur Panchayat, Karanai Village - S.F.No. 104/1A, 105/1C1, 1D1A, & 1D2 (DLF Garden City Road) – Thalambur Link Road - Total Site area 20315.24 sq.m with a Total FSI Area 62041.46 sq.m and the Technical Clearance number is assigned as **B.P/DTCP No.69/2023.**

The proposed site boundaries as **"1 to 23"** The area statement for the Proposed High rise Residential Building is as below.

For DANUB HOMES PRIVATE LIMITED

Authorised Signatory

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	-	10930.15	-	-	10930.15	Parking
Ground Floor	3347.73			331.87	3679.60	24
1st floor	3378.83	-	-	323.23	3702.06	24
2nd floor	3273.46	-	-	427.93	3701.39	24
3rd floor	3059.13	-	-	312.05	3371.18	28
4th floor	3059.13	-	-	312.05	3371.18	28
5th floor	3059.13	-	-	312.05	3371.18	28
6th floor	3059.13	-	-	312.05	3371.18	28
7th floor	3059.13	-	-	312.05	3371.18	28
8th floor	3059.13	-	-	312.05	3371.18	28
9th floor	3059.13	-	-	312.05	3371.18	28
10th floor	3059.13	-	-	312.05	3371.18	28
11th floor	3059.13	-	-	312.05	3371.18	28
12th floor	3059.13	-	-	312.05	3371.18	28
13th floor	3059.13	-	-	312.05	3371.18	28
14th floor	3059.13	-	-	312.05	3371.18	28
15th floor	3059.13	-	-	312.05	3371.18	28
16th floor	3059.13	-	-	312.05	3371.18	28
17th floor	3059.13	-	-	312.05	3371.18	28
18th floor	3059.13			312.05	3371.18	28
19th floor	3059.13			312.05	3371.18	28
Terrace Floor	-	-	89.15	-	89.15	-
OWC area	36.23	-	-	-	36.23	-
Security Cabin	-	-	5.76	-	5.76	-
Total area	**62041.46**	**10930.15**	**94.91**	**6387.88**	**79454.40**	**548**

1) Total Site Area = 20315.24 sq.m
2) Approach road to OSR to be gifted area = 1028.34 sq.m
3) Balance Site area for FSI and OSR calculation = 19286.90 sq.m
4) FSI Achieved = 62041.46 sq.m / 19286.90 sq.m
   = 3.22

For DANUB HOMES PRIVATE LIMITED

Authorised Signatory

5. OSR 1(A1 to F1) – 738.36 Sq.m
OSR 2(G1 to O1) – 1280.90
Total - 2019.26 Sq.m.

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/BP/MLPA (CD-5) No. 23/2023.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **30.03.2023** to **29.03.2031** vide reference Government order 25th cited above.

3. As per 180th of Mamallapuram Local Planning Authority Meeting Resolution No.10 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 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) The OSR 1 (A1 to F1) 738.36 sq.m and OSR 2 (G1 to O1) 1280.90 sq.m totally 2019.26 sq.m and approach road 1 for OSR (A to J) – 1028.34 sq.m, road 2 (K to O) – 682.36 sq.m totally 1710.72 sq.m as shown in the site plan was handed over to local body vide 26th reference cited above.

For DANUB HOMES PRIVATE LIMITED

Authorised Signatory

2) EIA Clearance is obtained from SEIAA, Tamilnadu vide reference 28th cited above.

3) The Structural design report ,drawing for the entire structure , specifically pertaining the extended basement and swimming pool proposed in the first floor was obtained vide 27th Reference cited above.

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

Authorised Signatory

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 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 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.

For DANUB HOMES PRIVATE LIMITED

The fees collected from the applicant are as follows.

1. Scrutiny Fee Charge:**Rs.1,89,132/-** Payment Receipt 202211233154, Transaction ID 1267367088915, Date.23.11.2022.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 202303143154, Transaction ID 1012765249317, Date 14.03.2023.
3. Centage Charge for Building: **Rs.55,000**/- Payment Receipt 202303143154, Transaction ID 1012765249317, Date 14.03.2023.
4. Infrastructure and Amenities Charges:**Rs.2,32,87,500**/- Payment Receipt 202303143154, Transaction ID 1012765249317, Date 14.03.2023.
5. Display Board Charges: Rs.**10,000**/- Payment Receipt 202303143154, Transaction ID 1012765249317, Date 14.03.2023.
6. Completion Certificate: **Rs.8,00,768**/- Payment Receipt Payment Receipt 202303143154, Transaction ID 1012765249317, Date 14.03.2023.
7. Security Deposit: **Rs.1,16,43,750**/- Payment Receipt 202303143154, Transaction ID 1012765249317, Date 14.03.2023.
8. Shelter Fund Charges:**Rs.18,85,291/-** Payment Receipt 202303143154, Transaction ID 1012765249317, Date 14.03.2023.
9. Development Charges for Land: **Rs.81,360/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
10. Development Charges for Building: **Rs.8,92,800/-** Payment Receipt 202303143154, Transaction ID 1012765249317, Date 14.03.2023.

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

To:

1. **M/s.Danub Homes Private Limited**, Its Authorized Signatory Mr.S.R. Amudhasakaran
No:111/59, LB Road, NPL DEVI,
Thiruvanmiyur,
Chennai – 600 041.

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:2023.03.30 16:30:10

For DANUB HOMES PRIVATE LIMITED

DIRECTORATE OF TOWN AND COUNTRY PLANNING

Online Building Plan Application – Technical Concurrence

Application Number :SWP/BPA/ 0003154/2022

Sir,

Subject : **HRB- Residential Building**– DTCP, Chennai –107 – Chengalpattu District – Vandalur Taluk – Thiruporur Panchayat Union - Thazhambur Panchayat – Karanai Village – S.F.Nos. 104/1A, 105/1C1, 1D1A, & 1D2 (DLF Garden city road), Thalambur link road – Total Site Area 20315.24sq.m with a Total FSI Area 62041.46sq.m– Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. Applicant M/s.Danub Homes Pvt Ltd., Online Application Reference No. SWP/BPA/0003154/2022,dt: 23.11.2022.
2. Assistant Director / Member Secretary, Inspection Report of Online Application No.SWP/BPA/0003154/2022, dt:28.11.2022
3. HRB panel meeting held on 21.02.2023, Agenda No.4.
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. DGP/Director, TamilNadu Fire and Rescue Services Department, R.Dis.No.20401/C1/2022, dt:01.02.2023. PP Noc.No.16/2023.

For DANUB HOMES PRIVATE LIMITED

Authorised Signatory

16. PWD Water Resource Division Lower Palar Basin, Lr.No.VaB.Va.A1/Ko.349Karanai Village, dt:21.12.2022.
17. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/ 111822/ 727271,dt:24.11.2022.
18. Block Development officer, Thiruporur Panchayt union, letter No: 3137/2022/A3,dt:23.12.2022.(Approach Road certificate)

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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.Nos. 104/1A, 105/1C1, 1D1A, & 1D2 (DLF Garden city road), Thazhambur link road, Total Site Area 20315.24 sq.m, with a Total FSI Area 62041.46sq.m.

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 23"**.The Technical Concurrence is issued under section 49of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No:69 /2023.**

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

Total Area of the Site - 20315.24sq.m,

Proposed High Rise Residential Building Area statement

Floor Name	RESIDENTIAL 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			
FLOOR- BF		10930.15			10930.15	Parking
FLOOR-GROUND	3347.73	-		331.87	3679.60	24
FLOOR01	3378.83	-		323.23	3702.06	24
FLOOR02	3273.46	-		427.93	3701.39	24
FLOOR03	3059.13	-		312.05	3371.18	28
FLOOR04	3059.13	-		312.05	3371.18	28
FLOOR05	3059.13	-		312.05	3371.18	28
FLOOR06	3059.13	-		312.05	3371.18	28
FLOOR07	3059.13	-		312.05	3371.18	28

For DANUB HOMES PRIVATE LIMITED

Authorised Signatory

FLOOR08	3059.13	-		312.05	3371.18	28
FLOOR09	3059.13	-		312.05	3371.18	28
FLOOR10	3059.13	-		312.05	3371.18	28
FLOOR11	3059.13	-		312.05	3371.18	28
FLOOR12	3059.13	-		312.05	3371.18	28
FLOOR13	3059.13	-		312.05	3371.18	28
FLOOR14	3059.13	-		312.05	3371.18	28
FLOOR15	3059.13	-		312.05	3371.18	28
FLOOR16	3059.13	-		312.05	3371.18	28
FLOOR17	3059.13	-		312.05	3371.18	28
FLOOR18	3059.13	-		312.05	3371.18	28
FLOOR19	3059.13	-		312.05	3371.18	28
TERRACE FLOOR			89.15		89.15	
OWC	36.23				36.23	
SECURITY CABIN			5.76		5.76	
Total	**62,041.46**	**10,930.15**	**94.91**	**6387.88**	**79,454.40**	**548**

Total Site Area = 20315.24sq.m

Approach road to OSR to be gifted area = 1028.34sq.m

Balance Site Area for FSI & OSR calculation = 19286.90sq.m

FSI Achieved = 62,041.46sq.m / 19286.90sq.m

= 3.22

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

Special Conditions

1. The OSR 1 (A1 to F1) 738.36 sqm and OSR2 (G1 to O1) 1280.90sqm totally 2019.26Sq.m shown in the site plan should be handed over to local body and approach road to OSR shown in the site plan road 1(A to J) -1028.34sqm, road 2 (K to O)- 682.36sqm totally 1710.72sqm should be handed over to local body before issue of planning permission.
2. EIA clearance is to be obtained before issue of planning permission.
3. Structural design report and drawing for the entire structure and specifically pertaining the extended basement and swimming pool proposed in the ground 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.

For DANUB HOMES PRIVATE LIMITED

Authorised Signatory

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 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.

For DANUB HOMES PRIVATE LIMITED

Authorised Signatory

8. As per G.O.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 18:54:09

For DANUB HOMES PRIVATE LIMITED

Authorised Signatory

தாழம்பூர் முதல்நிலை ஊராட்சி மன்றத்தலைவர் அவர்களின் நடவடிக்கைகள்
முன்னிலை - திரு.D.முனுசாமி.

ந.க.எண்.02/2023-24/ஊ.செ. நாள்.10.04.2023

பொருள் - High Rise Residential Building - திருப்போரூர் ஊராட்சி ஒன்றியம் - தாழம்பூர் ஊராட்சி காரணை கிராமம் M/s.Danub Homes Private Limited., என்ற நிறுவனத்தின் சர்வே எண்கள்.104/1A, 105/1C1, 1D1A & 1D2(DLF Garden City Road)-ல் மொத்த மனையிட பரப்பு 20315.24சதுரமீட்டர் கொண்ட மனையிடத்தில் மொத்த கட்டிட பரப்பு 62041.46சதுரமீட்டரில் Thalambur Link Road-ல் அமையும் High Rise Residential Building கட்டுமானத்திற்கு கட்டுமானத்திற்கு திட்ட அனுமதி அளிக்கப்பட்டது - கட்டிட வரைபட அனுமதி வழங்கி உத்திரவிடுதல்.

செங்கல்பட்டு மாவட்டம் தாழம்பூர் ஊராட்சி திருப்போரூர் ஒன்றியம்

பார்வை - 1.Assistant Director / Member Secretary, Directorate of Town and Country, Online Building Plan Application-Planning Permission, Chengalpet, Online Application No.SWP/BPA/0003154/2022 Date.23.11.2022.
2.தாழம்பூர் ஊராட்சி மன்றத்தீர்மான எண்.01/2023-24 நாள்.03.04.2023. பலவகை ரசீது எண்.00306 நாள்.10.04.2023.

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உத்தரவு -

திருப்போரூர் ஊராட்சி ஒன்றியம், தாழம்பூர் ஊராட்சி காரணை கிராமம் M/s.Danub Homes Private Limited., என்ற நிறுவனத்தின் சர்வே எண்கள்.104/1A, 105/1C1, 1D1A & 1D2(DLF Garden City Road)-ல் மொத்த மனையிட பரப்பு 20315.24சதுரமீட்டர் கொண்ட மனையிடத்தில் மொத்த கட்டிட பரப்பு 62041.46சதுரமீட்டரில் Thalambur Link Road-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 - 20315.24 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	-	10930.15	-	-	10930.15	Parking
Ground Floor	3347.73	-	-	331.87	3679.60	24
1st Floor	3378.83	-	-	323.23	3702.06	24
2nd Floor	3273.46	-	-	427.93	3701.39	24
3rd Floor	3059.13	-	-	312.05	3371.18	28
4th Floor	3059.13	-	-	312.05	3371.18	28
5th Floor	3059.13	-	-	312.05	3371.18	28
6th Floor	3059.13	-	-	312.05	3371.18	28
7th Floor	3059.13	-	-	312.05	3371.18	28
8th Floor	3059.13	-	-	312.05	3371.18	28
9th Floor	3059.13	-	-	312.05	3371.18	28
10th Floor	3059.13	-	-	312.05	3371.18	28
11th Floor	3059.13	-	-	312.05	3371.18	28
12th Floor	3059.13	-	-	312.05	3371.18	28
13th Floor	3059.13	-	-	312.05	3371.18	28
14th Floor	3059.13	-	-	312.05	3371.18	28

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15th Floor	3059.13	-	-	312.05	3371.18	28
16th Floor	3059.13	-	-	312.05	3371.18	28
17th Floor	3059.13	-	-	312.05	3371.18	28
18th Floor	3059.13	-	-	312.05	3371.18	28
19th Floor	3059.13	-	-	312.05	3371.18	28
Terrace Floor	-	-	89.15	-	89.15	-
OWC Area	36.23	-	-	-	36.23	
Security Cabin	-	-	5.76	-	5.76	-
Total	**62041.46**	**10930.15**	**94.91**	**6387.88**	**79454.40**	**548**

1) Total Site Area = 20315.24 Sq.m
2) Approach road to OSR to be gifted area = 1028.34 Sq.m
3) Balance Site area for FSI and OSR calculation = 19286.90 Sq.m
4) FSI Achieved = 62041.46 Sq.m / 19286.90 Sq.m
   = 3.22

5) OSR 1(A1 to F1) – 738.36 Sq.m
   OSR 2(G1 to O1) – 1280.90 Sq.m
   Total – 2019.26 Sq.m

மேற்கண்ட High Rise Residential Building கட்டுமானம் அமையும் மனையிடத்திற்கு "1 to 23" வரை என எல்லையிட்டு மனை ஒப்புதலும் அம்மனையில் அமையும் கட்டுமானத்திற்கு நிபந்தனைகள் மற்றும் சிறப்பு நிபந்தனைகளின் அடிப்படையில் நகர் ஊரமைப்பு சட்டம் 1971 பிரிவு 49-ன்கீழ் SWP/B.P/M.L.P.A (CD-5) No.23/2023 என எண்ணிடப்பட்டு திட்ட அனுமதி வழங்கப்பட்டுள்ளது.

இந்த திட்ட அனுமதி நகர் ஊரமைப்பு சட்டம் 1971 பிரிவு 50ன்படி 30.03.2023 முதல் 29.03.2031 வரை எட்டு ஆண்டுகளுக்கு மட்டுமே வழங்கப்பட்டுள்ளது.

மேலும். அனுமதி கட்டணம் ரூ.85,55,470/- (ரூபாய் எண்பத்தைந்து இலட்சத்து ஐம்பத்தைந்தாயிரத்து நாநூற்று எழுபது மட்டும்) வங்கிவரைவாக தாழம்பூர் ஊராட்சி மன்றத்தில் பலவகை ரசீது எண்.00306 நாள்.10.04.2023-ல் செலுத்தப்பட்டுளள்ளது மற்றும் கட்டிட தொழிளாலர் நலநிதி, ரூ.1,02,62,964/- HDFC வங்கியில் சம்மந்தப்பட்ட கணக்கு எண்.530601010038239-ல் RTGS மூலமாக UTR No.HDFCR52023040696784498 -ன்படி செலுத்தப்பட்டுள்ளதின் அடிப்படையில் கீழ்கண்ட 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 ஊரமைப்பு ஆய்வு செய்ய வரும் அதிகாரிகளுக்கு அங்கீகரிக்கப்பட்ட வரைபடங்களை காண்பிக்க வசதியாக வேலை நடக்கும் இடங்களில் 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.

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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 நோக்கத்திலும் சுத்தமான பொது சுகாதாரக்கேடு விளைவிக்காத வகையில் வைத்து இருத்தல் வேண்டும்.

9. மனுதாரர் கட்டிடத்தை கட்டி முடித்த பின்பு இவ்வலுவலகத்திலிருந்து சான்றிதழ் பெற்ற பின்பே குடிபுக வேண்டும்.

10. கட்டிடத்திலிருந்து வரும் கழிவுநீரை மனுதாரர் தன் சொந்த இடத்திற்குள்ளேயே நிறுத்தி வைத்து அவைகளை அப்புறப்படுத்தும் வகையில் வடிகால்வாய்களும் கழிவு நீர்த்தொட்டிகளும் அமைத்துக்கொள்ள வேண்டும்.

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 இவ்வூராட்சியிலிருந்து 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

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For DANUB HOMES PRIVATE LIMITED

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