

OFFICE OF THE ASSISTANT DIRECTOR
DISTRICT TOWN AND COUNTRY PLANNING
RANIPET DISTRICT
ONLINE CIVIC DESIGN APPLICATION
APPLICATION NUMBER : [SWP/BPA/008614/2023](#)

Sir,

Subject : **Building Civic Design** – Ranipet District Town and Country Planning Office –
Ranipet District - [Walajah Taluk – Ranipet Municipality – Ward – B, Block – 24 – T.S.No.5/2](#) - with a Site Extent of [5261.00 Sq.m.](#) – Station Fire Officer Quarters and
Fireman Quarters Building with an FSI Area of [1155.67 Sq.m.](#) – Revised Civic Design
Approval issued - Forwarded for further action - Regarding.

- Reference :
1. Applicant [The District Fire Officer, Ranipet Online Application Reference No. SWP/BPA/008614/2023, Dated:30.03.2023](#)
 2. G.O.No.138, Housing and Urban Development Department, dated 04.06.2004.
 3. G.O.No.86, Housing and Urban Development Department, dated 28.03.2012 and G.O.No.85, Housing and Urban Development Department, dated 16.05.2017.
 4. G.O.No.53, Housing and Urban Development Department, dated 16.04.2018 and G.O.No.18, Housing and Urban Development Department, dated 04.02.2019.
 5. G.O.No.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
 6. G.O.No.166, Housing and Urban Development Department, dated 04.02.2019 (Insisting TNRERA Registration). & G.O.No.54, Housing and Urban Development Department, dated 12.03.2020.
 7. G.O.No.01, Housing and Urban Development Department, dated 05.01.2021.
 8. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 7486/2009/BA2, dated: 16.04.2009.
 9. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 21075/2009/BA1, dated: 27.06.2012.
 10. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 12201/2017/BA1, dated: 22.09.2017.
 11. Director of Town and Country Planning, Chennai Circular Letter Roc. No. 14227/2017/Spl. Cell, dated: 14.12.2017.
 12. District Fire Officer, Fire & Rescue Department, Ranipet District Form No: 41, Order NO.250-3 L.Dis.No.2640/A/2023 Date: 18.05.2023.

ORDER :

With reference to the 1st letter cited, applicant has requested for the Approval of Quarters Building in Ranipet District, [Walajah Taluk, Ranipet Municipality, Ward – B, Block – 24 – T.S.No.5/2](#) - with a Site Extent of [5261.00 Sq.m](#) Proposed Station Fire Officer Quarters and Fireman Quarters Building with an FSI Area of [1155.67 Sq.m.](#) The Site has been marked as “A to G” and Concurrence for site issued by wide this office Approval No. [SWP/B.P\(T.D\)/Dis.TCP\(RD\)No.01\(A-G\)/2023](#) Revising of [B.P\(T.D\)/Dis.TCP\(RD\)No.04 A,B,C/2022](#) Civic Design Approval has been issued with the following common and special conditions.

The Proposed Building Area.

Area of Site : 5253.88 Sq.m.

FLOOR DETAILS	Builtup Area in (in Sq.M.)	FSI AREA (in Sq.M.)
Block -1		
Ground Floor	134.60	1449.00
Total – 1	134.60	1449.00
Block -2		
Stilt Floor Building Area	76.59	824.00
Stilt Floor Parking Area	165.05	1777.00
First Floor	241.64	2601.00
Second Floor	241.64	2601.00
Third Floor	241.64	2601.00
Fourth Floor	241.64	2601.00
Total - 2	1208.20	13005.00
Total – 1+2	1342.80	14454.00
Head Room Area	22.85	246.00
Lift Machine Room Area	13.00	140.00

OSR earmarked as 1-4 in the site plan to be kept open

SPECIAL CONDITIONS:

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundations.
2. 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 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
3. According to the Circular No.12544/14/CB dated:04.07.2014 stating that, The Director of Town and Country Planning Department has not Legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's application (lease deed, sale deed, gift deed, etc.) any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this

4. As per Circular No. 05013/2015/MP dated 19.03.2015 of the Director of Urban Development, the floor area ratio (FSI) as per development control rules shall be displayed on a board visible to all public at the place of construction. Details of setbacks and parking should be established.
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 Provisions in the G.O(MS) No. 17. H&UD [UD4(3)], Department, dated:05.02.2016 shown in Reference -3 relating to installation and use of solar energy system, should be followed.
7. If any court case would be pending with reference to this proposal, the Technical Concurrence would be treated as INVALID

GENERAL CONDITIONS:

1. In case the documents submitted for approval found fake the Technical Concurrence would be cancelled without intimation to the applicant.
2. Parking area to be utilized only for parking purpose mentioned as per approved drawing.
3. Provide Sufficient Fire Resistance and Fire equipment in proposed Building.
4. No additions / alterations to be made without necessary permission of this Office. In case any alterations required proper revised approval should be obtained.
5. 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.
6. 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.
7. Mosquito netting to be provided at OHT and well.
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. 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.

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

To,
The District Fire Officer,
Bharathi Nagar, 3rd Cross Street,
Ranipet – 632 403.

Enclosure

Original Map and Condition - 2 set

Document certified by RAHULRAJ S

Signed by: Assistant Director
Location:Ranipet
Date:2023.05.24 17:00:37

