



GOVERNMENT OF TAMIL NADU
2009

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TAMIL NADU GOVERNMENT GAZETTE

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Part VI—Section 1

Notifications of interest to the General Public
issued by Heads of Departments, Etc.

NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.

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NOTIFICATIONS BY HEADS OF DEPARTMENTS, ETC.**GENERAL NOTIFICATIONS****Declaration of Multistoried Building area for construction of Residential Buildings at Kalavakkam Village of Thirupporur Town Panchayat.**

(Roc. No. 22695/2009/Special Cell)

No. VI(1)/170/2009.

The land comprising in Survey Numbers 36-3A pt, 4A, and 4B of Kalavakkam Village, Thirupporur Town Panchayat having an extent of 17058.60 Sq.m. is declared as Multistoried Building area for construction of Residential Buildings as per Tamil Nadu Multistoried and Public Building Rules, 1973 and instructions thereof. In addition to that it is also requested to ensure the compliance of the following conditions at the time of clearing the building plans:—

Conditions:

1. The Multistoried building for Residential use should be constructed with the conditions that the building should satisfy the parameters of Floor Space Index, Plot Coverage, etc. The applicant should obtain necessary clearance and No Objection Certificate (NOC) for the plans from the Authorities viz. Commissioner of Town and Country Planning, Highways Department, Traffic Police Department, Fire Service Department, Chennai Regional Advisory Committee, Airport Authority, Microwave Authority, Tamil Nadu Pollution Control Board and the applicant should obtain EIA clearance from the Ministry of Environment and Forest Department, Government of India as per Central Government's latest notification and submit it to the authority concerned.

2. Multistoreyed Building should be earthquake resistive structure. The building shall be designed by the Registered Professional Structural Engineer who shall also sign in all the plans.

3. The Multistoreyed Building should be designed based on NBC 2005 and an undertaking to this effect should be given by the developer to this office.

4. Ramp must be provided to lift room for the use of physically challenged persons.

5. Ramp ratio should be mentioned in the plan as 1:10.

6. Sufficient parking space should be provided near the entrance for physically challenged persons.

7. Suitable drainage facilities and sewage treatment plant should be provided within the complex.

8. Sufficient lifts must be provided as per Tamil Nadu Lifts Act and Rules, 1997 and the building should satisfy all the Multistoried and Public Building Rules, 1973.

9. Fire Extinguishers should be provided wherever necessary and also No Objection Certificate must be obtained from the Fire Service Authority.

10. Rain Water Harvesting must be provided as per the G.O. Ms. No.138, MA & WS Department, dated 11-10-2002 and the arrangements should follow the contour at the site. Detailed Map should be produced.

11. Suitable arrangements should be made for tapping solar energy in the buildings, as per G.O. Ms. No. 112, MA & WS Department, dated 16-8-2002.

12. FSI and plot coverage should be adopted as per rules and regulations and instructions thereof applicable for Multistoried Building.

13. Height between each floor shall not be less than 3 m.

14. Open stair-case for emergency escape should be provided in the building.

15. Expansion joints of 75 mm gap have to be provided in the building at 45 metres intervals.

16. No Objection Certificate from Highways and Rural Works Department about road widening, if any should be provided.

17. Necessary Lightning arresters should be provided.

18. The adequacy of STP has also to be certified by an authority for recycling of waste water.

19. The applicant should furnish the full detailed report about the water supply (both drinking and other purposes) and necessary undertakings to obtain water from the Government desalination plants to provide sufficient water supply to the consumers in the building without excessive extraction of more ground water in that area.

20. Affidavit regarding stability of the building which has to be duly signed by the Architect, owner and structural design engineer in a Rs.100/- stamp paper on the following norms:—

Structural designs are made after conducting due soil test of the site as per National Building Code 2005 and amendments thereof so as to be safe against all natural calamities like earthquake, etc. and the structure will be safe in all respects and we all are held responsible for the structural safety/stability—

(1) Signature of the applicant/owner.

(2) Signature of the Architect with seal and registration number.

(3) Signature of the structural design engineer with seal and registration number.

21. The applicant should submit a detailed report on the Rain Water Harvestings Arrangements based on the contour of the site with sketches and contour Map.

22. Culverts in T.S. No. 128/1 are to be constructed across the above channel by the applicant at his own expenses for which necessary NOC has to be obtained from the concerned department and produced while submitting building plans for approval.

Special Condition:

The applicant should submit the undertaking letter in stamp paper for giving the portion of land for widening the IT express way project during submission of building plan for consent.

Chennai-600 002,
1st June 2009.

ASHOK DONGRE,
Commissioner of Town and Country Planning.

Approval of Pathirikuppam Detailed Development Plan No. 1 of Cuddalore Local Planning Area.

[Roc. No. 1080/04 CLPA.]

FORM No. 12

[Under Rule 17 of the Preparation and Sanction of Detailed Development Plan Rules.]

No. VI(1)/171/2009.

Under Section 29 of Tamil Nadu Town and Country Planning Act, 1971, the Commissioner of Town and Country Planning has approved the Pathirikuppam Detailed Development Plan No. 1 *vide* his proceedings Roc. No. 5775/08/DP1, dated 23rd February 2009 prepared for the Cuddalore Local Planning Area described below :

PATHIRIKUPPAM DETAILED DEVELOPMENT PLAN No. 1

SCHEDULE

Boundary Description :

North : Southern boundary of S.Nos. 7, 8, 18 and 20.

East : Western boundary of S.Nos. 13 Pt, 39, 38 and 37.

South : Northern boundary of S.Nos. 24, 28, 56, 55 and 54.

West : Eastern boundary of Thiruvanthipuram Village.

Comprising S.Nos. :

13 pt, 14 to 17, 21, 22, 23, 29 to 36 of Pathirikuppam Village.

Approximate area of the Detailed Development Plan : 33.35.0 hectares (Approximate).

2. It shall come into operation from the date of publication of the Notification in the *Tamil Nadu Government Gazette*.

3. A copy of the map of the area included in the plan will be kept for inspection and also available for sale during office hours in the office of the Cuddalore Local Planning Authority for a period of three months.

Cuddalore,
1st June 2009.

T.R. ARUMUGAM,
Member-Secretary (in-charge),
Cuddalore Local Planning Authority.