

PP

APPROVAL RECORD

Planning Permission

Chengalpattu
Chengalpattu district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

**ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY
PLANNING OFFICE, CHENGALPATTU DISTRICT**

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

To
The President,
Chettipunniyam Panchayat,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0003287/2022 Date: .04.2023.

Subject : **COMMERCIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT
TOWN AND COUNTRY PLANNING, CHENGALPATTU -** Chengalpattu
District, Chengalpattu Taluk, Kattankulathur Panchayat Union,
Chettipunniyam Panchayat and Village - S.F.No.396/3A, 3B, 3C2, 4A1,
4A2, 4A3; 401/2A; 402/1B1, 1B2, 2B; 403/1B – Site Area of 13879.72
Sq.m. – FSI Area of 8072.01 Sq.m. – Revised Technical Approved issued
– Forwarded for further action - Regarding.

Reference :

1. Application Reference No. SWP/BPA/0003287/2022 Scrutiny
Reference KIBQSWJ9 Received from M/s. Avenue Supermarts
Ltd., Dt: 26.11.2022
2. Director of Town and Country planning, Chennai Technical
concurrence issued on dated: 27.03.2023
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 & G.O.16 Department of Municipal
Administration and Water Supply, Dated: 31.01.2020.
7. G.O. No.54, Housing and Urban Development Department, Dated:
12.03.2020

8. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
9. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
10. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
11. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
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. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges and Shelter fund Charges respectively dated. 29.03.2023.
16. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges and Shelter fund Charges received from the applicant respectively on 26.11.2022 & 01.04.2023
17. Joint Director, Agricultural Department, Chengalpattu NOC Letter No.E2/5001/2021 Dated: 27.08.2021
18. District Officer, Fire & Safety Department, Chengalpattu NOC Letter No.4287/A/2021 Dt: 20.05.2021
19. District Forest Officer, Chengalpattu Division, Tamil Nadu Forest Department Letter C.No.D/3583/2021 Dt: 12.01.2022
19. Director of Town and Country Planning, Chennai Proceedings ROC No.3712/2022/TCP5 Dt: 14.05.2022 (Already Approved No.171/2022)

20. Joint Director / Deputy Director (I/c) District Town and Country Planning Office, Chengalpattu Proceedings ROC No.204/2022/CD3
Dt: 22.06.2022 (Already Approved No.33/2022)

21. OSR Gift Deed Document No.8153/2022 Dt:08.06.2022

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection and forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. The Technical concurrence is issued by vide reference 2nd cited above for **Revised Approval for Commercial Building** at Chengalpattu District, Chengalpattu Taluk, Kattankulathur Panchayat Union, Chettipunniyam Panchayt and Village - S.F.No.396/3A, 3B, 3C2, 4A1, 4A2, 4A3; 401/2A; 402/1B1, 1B2, 2B; 403/1B – Site Area of 13879.72 Sq.m. and the number is assigned as **SWP/B.P./Chennai – DTCP No.75/2023**

The area statement for the Revised Proposed Commercial Building is as below.

Area of Site – 13879.72 Sq.m.

Description	FSI Area (in Sq.m.)	Non-FSI Area in Sq.m.	Total Buildup Area (in Sq.m.)
Ground Floor	3678.38	10.42	3688.80
Ground Floor – Loading Platform and OLTA	319.78	-	319.78
First Floor	3678.38	10.42	3688.80
Terrace Floor (Head Rooms)	-	321.86	321.86
STP Sump & Pump Room	30.37	-	30.37
Fire Sump Pump Room	22.40	-	22.40
TOTAL AREA	7729.31	342.70	8072.01

Total FSI Area : 7729.31 Sq.m.

FSI : 0.55

With the above area, the proposed building proposal is given technical approval with the following special and general conditions is issued for the Commercial Building under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/Revised B.P/A.D.T.C.P(CD3) No.25/2023**

SPECIAL CONDITIONS:

- 1) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 2) Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 3) 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 as prescribed TNCD & BR 2019.
- 4) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 5) 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.

- 6) 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.
- 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 of sale, or invite person to Purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Regulatory Authority".
- 8) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.
- 9) The Conditions imposed in the Fire NOC cited in the reference No.18 should be followed.
- 10) The conditions imposed in the District Forest Officer letter cited in the reference No.19 should be followed.

CONDITIONS:

1. Solar water heating system to be provided to the proposed Warehouse 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.

The fees collected from the applicant are as follows.

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| 1. Scrutiny Fee - Rs.36,750/-
Transaction ID : 6147830350613 | Payment Receipt No. 202211263287
Dt: 26.11.2022 |
| 2. Centage Charge for Building – Rs.500/-
Transaction ID : 8239479840830 | Payment Receipt No. 202304013287
Dt: 01.04.2023 |
| 3. Centage Charge for Land – Rs.300/-
Transaction ID : 8239479840830 | Payment Receipt No. 202304013287
Dt: 01.04.2023 |
| 4. Infrastructure & Amenities Charges - Rs.20,625/-
Payment Receipt No. 202304013287
Dt: 01.04.2023 | Transaction ID : 8239479840830 |
| 5. CC Charges – Rs.86,966/-
Transaction ID : 8239479840830 | Payment Receipt No. 202304013287
Dt: 01.04.2023 |

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| 6. Security Deposit Charges – Rs.10,313/- | Payment Receipt No. 202304013287 |
| Transaction ID : 8239479840830 | Dt: 01.04.2023 |
| | |
| 7. Display Charges – Rs.1,500/- | Payment Receipt No. 202304013287 |
| Transaction ID : 8239479840830 | Dt: 01.04.2023 |
| | |
| 6. Shelter Fund Charges – Rs.2,44,941/- | Payment Receipt No. 202304013287 |
| Transaction ID : 8239479840830 | Dt: 01.04.2023 |

Assistant Director,
District Town and Country Planning Office,
Chengalpattu District.

Copy To:

1. **M/s. Avenue Supermarts Limited,**
C/o. Victor Fernandez,
Vivek-602, Ekta Vivek CHS,
Link Road, Kandernpera,Dahisar (west),
Mumbai, Mumbai Substation,
Naharashtra - 400 068.

2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

