

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.

DIRECTORATE OF TOWN AND COUNTRY
Online Building Plan Application-Planning Permission

From
Assistant Director/ Member Sectary,
124, GST Road, Municipal Commercial complex,
Chengalpattu 603 001.

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

Online Application No : SWP/BPA/0004938/2022

Date:30.12.2022

Subject : High Rise Building – Residential Building - Office Of The Chengalpattu District Town And Country Planning, Chengalpattu - Chengalpattu District, Vandalur Taluk, Thazhambur Panchayat, Karanai Village - S.F.No. 103/7 (DLF Garden City Road) – Total Site area 7138.59 sq.m with a Total FSI Area 28822.65 sq.m – Technical Clearance Accorded – Accordingly Planning Permission Issued – Forwarded for further action – Regarding.

Reference :

1. Applicant **M/s.Danub Homes Private Limited**, Online application Reference No:SWP/BPA/0004938/2022, Dated:30.12.2022.
2. Assistant Director / Member Secretary, Inspection Report of online application No:SWP/BPA/4938/2022, Dated:04.01.2023.
3. Minutes of the HRB Panel meeting held on 21.02.2023, Agenda no:03.
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.
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 OSR Charges, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter Charges respectively dated.10.03.2023
19. Payment of Scrutiny Fees, OSR Charges, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter Charges received from the applicant respectively on 30.12.2022, 10.03.2023 and 10.03.2023.
20. DGP/ Director, Tamilnadu Fire and Rescue Services Department R.dis.No:15230/C1/2022, Dated:01.11.2022. PP Noc.No.139/2022.
21. PWD Water Resource Division Lower Palar Basin, Lr.No.E.Va.A1/Ko.28(NOC Karanai)/2022, Dated:19.12.2022.
22. Airport Authority in NOC ID No.CHEN/SOUTH/B/092122/699068, Dt.10.10.2022 and Indian Air force Lr.No.TC/4906/2/ATC (TYBM-DCCCXXXVII), dt:17.01.2023.
23. Block Development Officer, Thiruporur Panchayat Union letter No:3136/2022/A3, Dt.23.12.2022. (Approach road certificate)
24. Resolution No.09, 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. State Level Environment Impact Assessment Authority,
Tamilnadu, letter No:SEIAA-
TN/F.No:9594/EC/8(a)/910/2023, Dated:09.02.2023.

27. Structural design report and drawing for the entire structure
has been vetted from Anna University, Guindy, Chennai,
Dated:01.03.2023.

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, Thazhambur Panchayat, Karanai Village - S.F.No. 103/7 (DLF Garden City Road) – Total Site area 7138.59 sq.m with a Total FSI Area 28822.65 sq.m and the Technical Clearance number is assigned as **B.P/DTCP No.68/2023**.

The proposed site boundaries as “1 to 5” The area statement for the Proposed High rise Residential Building is as below.

Proposed High Rise Residential Building Area Statement:-

Area of Site – 7138.59 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	0.00	4320.17	-	-	4320.17	Parking
Stilt Floor	405.47	2544.88	-	-	2950.35	Parking
First floor + club house	1628.77	-	-	70.50	1699.27	10
2 nd floor	1486.41	-	-	102.71	1589.12	17
3 rd floor	1486.05	-	-	102.76	1588.81	17
4 th floor	1486.05	-	-	102.76	1588.81	17
5 th floor	1486.05	-	-	102.76	1588.81	17
6 th floor	1486.05	-	-	102.76	1588.81	17
7 th floor	1486.05	-	-	102.76	1588.81	17
8 th floor	1486.05	-	-	102.76	1588.81	17
9 th floor	1486.05	-	-	102.76	1588.81	17
10 th floor	1486.05	-	-	102.76	1588.81	17
11 th floor	1486.05	-	-	102.76	1588.81	17

12 th floor	1486.05	-	-	102.76	1588.81	17
13 th floor	1486.05	-	-	102.76	1588.81	17
14 th floor	1486.05	-	-	102.76	1588.81	17
15 th floor	1486.05	-	-	102.76	1588.81	17
16 th floor	1486.05	-	-	102.76	1588.81	17
17 th floor	1486.05	-	-	102.76	1588.81	17
18 th floor	1486.05	-	-	102.76	1588.81	17
19 th floor	1486.05	-	-	102.76	1588.81	17
Terrace Floor	-	-	54.19	-	54.19	-
Total	28783.50	6865.05	54.19	1920.13	37622.87	316
Security Cabin	-	5.76	-	-	-	-
OWC area	39.15	-	-	-	-	-
Total area	28822.65	6870.81	54.19	1920.13	37667.78	316

Total FSI Area : 28822.65 Sq.m.
FSI : 4.04

As per the TNCD& BR 2019 in rule no.39 sub section 23 (a). all the dwelling units are below 90.00sqm

- 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/B.P/M.L.P.A (CD-5) No.15/2023**.
- 2) As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **21.03.2023** to **20.03.2031** vide reference Government order 25th cited above.
- 3) As per 180th of Mamallapuram Local Planning Authority Meeting Resolution No.09 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) As per the reference 15th cited, OSR Charges collected from the applicant.
- 2) EIA Clearance is obtained through Reference no:26.
- 3) Structural design report and drawing for the entire structure and specifically pertaining the extended basement and swimming pool proposed in the first floor from Anna University, Guindy, Chennai is obtained through Reference no:27.
- 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.

- 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 60 cm 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.

1. Scrutiny Fee Charge: **Rs.85,970/-** Payment Receipt 202212304938, Transaction ID 1905764800829, Date.30.12.2022.
2. Centage Charge for Land: **Rs.300/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
3. Centage Charge for Building: **Rs.32,000/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
4. Infrastructure and Amenities Charges: **Rs.1,08,15,000/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
5. Display Board Charges: **Rs.10,000/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
6. Completion Certificate: **Rs.3,92,850/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
7. Security Deposit: **Rs. Rs.54,07,500/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.

8. Shelter Fund Charges: **Rs.11,76,754/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
9. Development Charges for Land: **Rs.28,556/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
10. Development Charges for Building: **Rs.4,38,000/-** Payment Receipt 202303104938, Transaction ID 4477419836129, Date 10.03.2023.
11. OSR Charges : **Rs.29,54,662/-** Payment Receipt 202303104938, Transaction ID 3534895534237, Date 10.03.2023.

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

To:

1. M/s.Danub Homes Private Limited.,
No:111/59, LB Road,
Thiruvanmiyur, Karanai,
Chengalpattu – 600 041. Ph.No:95000 70392.
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.

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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.

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PriceMap

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

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Build Scope

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

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Property Tracker

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

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Deal Room

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

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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

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

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

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
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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

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

