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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 PLANNING
BUILDING PLANNING PERMISSION
Online Reference no:SWP/BPA/005691/2023,

From:
Thiru.G.Raghul Kumar, M.E,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
The President,
Kanathur Reddykupam Panchayat &
Village,
Thiruporur Taluk & Panchayat Union,
Chengalpattu District.

Sir/Madam,

Subject:

High Rise Building – Convention Centre (Commercial Building) - District Town And Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur Taluk, Thiruporur Panchayat Union – Kanathur Reddykuppam Panchayat and Village – 23/3B1B and 22/1A1 with a Site Area of 3812.00 sq.m - FSI Area of 6865.82 sq.m - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

- Reference:
1. Applicant. Mr.R.Bhaskar, Online Application Reference No. SWP/BPA/0005691/2023, Dated:08.02.2023.
 2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0005691/2023, Dated:31.03.2023.
 3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 09.12.2024.
 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. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
11. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
16. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
17. 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).
18. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit, OSR charges and Shelter fund charges respectively dated.16.12.2023 and 19.03.2024.
19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit, OSR charges and Shelter Fund charges received from the applicant respectively on 08.02.2023, 03.01.2024 and 19.03.2024.
20. Resolution No.02, of 185th Mamallapuram Local Planning Authority, Dated :07.03.2024.
21. HRB Meeting held on 17.07.2023, Subject No.9.
22. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.5708/C1/2023, dated:12.05.2023. PP Noc.No.67/2023.
23. Airport Authority of India NOC ID No. CHEN/ SOUTH/ B/040123/750561 Dated:18.04.2023.
24. Special Chief Engineer, PWD, Planning and Design circle, Chepauk, letter no. 299m/Spl-CE-P&D/2023/Dated: 28.08.2023

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 3rd cited above for **High Rise Building - Convention Centre (Commercial Building)** at Chengalpattu District – Thiruporur Taluk, Thiruporur Panchayat Union – Kanathur Reddykuppam Panchayat and Village – 23/3B1B and 22/1A1 with a Site Area of 3812.00 sq.m - FSI Area of 6865.82 sq.m – Technical Clearance number is assigned as **B.P/DTCP No.463/2023**

As per 185th of Mamallapuram Local Planning Authority Meeting Resolution No.02, vide 20 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as “1 to 10”.

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

Total Area of the Site –3812.00Sq.m

(Super Imposed Site Area – 3694.10 Sq.m)

S.no	Building Details	FSI area in sq.m	Non- FSI area in sq.m	Total Build-up area
1.	Basement Floor	226.26	1363.95	1590.21
	Ground Floor	1238.77	-	1238.77
	Service Floor	88.63	-	88.63
	First Floor	1390.38	-	1390.38
	Mezzanine Floor -1	281.28	-	281.28
	Second Floor	1408.12	-	1408.12
	Mezzanine Floor -2	281.82	-	281.28
	Third Floor	672.22	-	672.22
	Fourth Floor	642.85	-	642.85
	Fifth Floor	603.99	-	603.99
	Terrace Floor	-	124.27	124.27
	Site (security 1 & 2)	-	12.50	12.50
	DG Room	31.50	-	31.50
	Total	6865.82	1500.72	8366.54

Total FSI Area - 6865.82 sqm

1. With the above area, the Planning Permission is given to the proposed Conventional Centre (Commercial) building . As per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Conventional Centre (Commercial) planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.28/2024.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **20.03.2024** to **19.03.2032** vide reference Government order 17th cited above.
3. The Proposed Conventional Centre (Commercial) Building placed in 185th MLPA Meeting and got Resolution for Planning Permission vide reference letter 20th cited above.
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.

SPECIAL CONDITIONS:

- 1) Collection of OSR fees is have been collected as per the G.O cited 19
- 2) As per the HRB meeting minutes S.No.3- Structural design report and drawing for the entire structure from PWD shall be obtained before issue of Planning Permission by District Town and Country Planning Office, Chengalpattu. Mean while as per reference 17th cited letter informed that “ it is difficult to validate and ascertain the actual behavior of the irregularities present in the structure it would be advisable to obtain suggestions /opinions from expert review panel comprising academicians and researchers. Therefore, it is suggested that this structure may be sent to premier Academic /Research Institution such as Anna University, IIT-M and SERC Taramani etc for structural vetting. Hence, Structural design report and drawing for the entire structure from Anna University, IIT-M and SERC Taramani for structural vetting have been obtained from Dr.K P. Jaya, Project coordinator & professor, Anna University, Structural Engineering Division, dated:15.12.2023.
- 3) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- 4) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 5) 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.

- 6) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 7) 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.

- 8) 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.
- 9) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed Commercial 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 Water Supply, 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.

1. Scrutiny Fee Charge: **Rs.22,846/-** Payment Receipt 202302085691, Transaction ID 5391251684627, Date.08.02.2023.
2. Centage Charge for Land: **Rs.300/-** Payment Receipt 202401035691, Transaction ID 8973027773725, Date. 03.01.2024.
3. Centage Charge for Building: **Rs.9,900/-** Payment Receipt 202401035691, Transaction ID 8973027773725, Date. 03.01.2024.
4. Infrastructure and Amenities Charges: **Rs.51,90,000/-** Payment Receipt 202401035691, Transaction ID 8973027773725, Date. 03.01.2024.
5. Completion Certificate: **Rs.92,024/-** Payment Receipt 202401035691, Transaction ID 8973027773725, Date. 03.01.2024.
6. Security Deposit: **Rs.25,95,000/-** Payment Receipt 202401035691, Transaction ID 8973027773725, Date. 03.01.2024.
7. Display Board Charges: **Rs.10,000/-** Payment Receipt 202401035691, Transaction ID 8973027773725, Date. 03.01.2024.
8. Shelter fund Charges : **Rs.10,63,340/-** Payment Receipt 202401035691, Transaction ID 8973027773725, Date. 03.01.2024.
9. Development Charges for Land: **Rs.15,248/-** Payment Receipt 202401035691, Transaction ID 8973027773725, Date. 03.01.2024.

10. Development Charges for Building: **Rs.1,02,600/-** Payment Receipt
202401035691, Transaction ID 8973027773725, Date. 03.01.2024.
11. OSR Charges: **Rs.39,33,270/-** Payment Receipt 202403195691, Transaction ID
4095051359417, Date. 19.03.2024.

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

Encl:

Drawing no of sheets.1 to 16

Copy:-

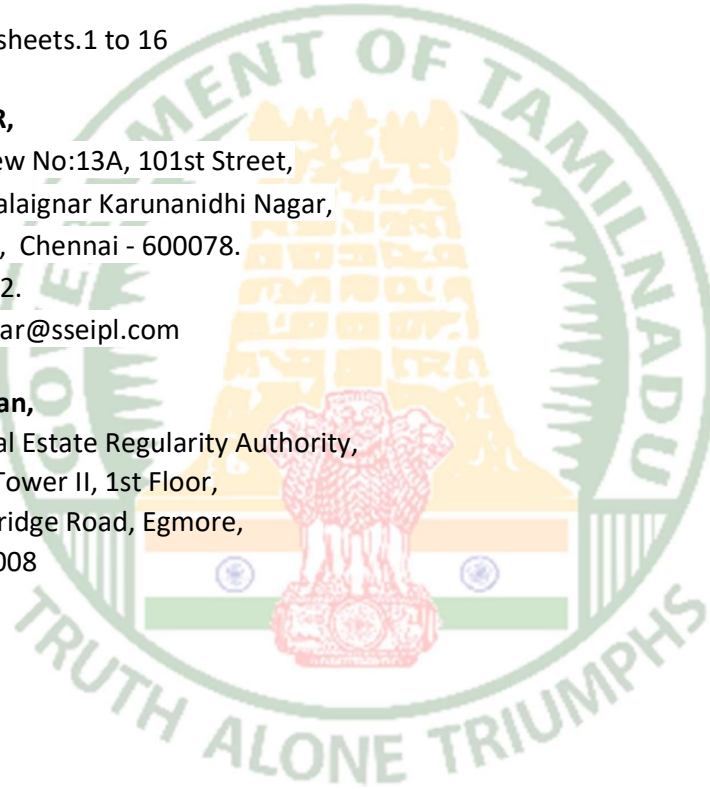
Mr.R.BHASKAR,

Old No:147, New No:13A, 101st Street,
15th Sector, Kalaignar Karunanidhi Nagar,
Kodambakkam, Chennai - 600078.
Ph.98408 40612.

Email Id. bhaskar@sseipl.com

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.

