

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 Office,
D- Block, 4th Floor,
Vedanarayanapuram, Venpakkam,
Chengalpattu – 603 111.
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E-mail : ddcgldistrict@gmail.com

To

The President,
Kattankulathur Panchayat Union,
Veerapuram Panchayat,
Chengalpattu Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0009216/2023 Date: 03.01.2024.

Subject :

**HRB - RESIDENTIAL BUILDING - OFFICE OF THE CHENGALPATTU
DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU -**
Chengalpattu District, Chengalpattu Taluk, Kattankulathur Panchayat
Union – Veerapuram Panchayat, Paranur Village, Approved Mahindra
World City Layout No.01/2017 Revised as 10/2023, Plot No.P23/2Pt
Comprised in S.Nos.34/3Pt; 35/3Pt; 36/1Pt, 2; 37; 38Pt; 39/1, 2, 3;
40; 41Pt; 51/1Pt, 2Pt; 52/3Pt; 53/2Pt; 164/1Pt, 2Pt; 203/1, 2, 3;
204/1, 2, 3, 4, 5; 205; 206/1, 2, 3; 207/1, 2; 221; 223/1, 2 with in Site
Area of 63292.73 Sq.m. - FSI Area of 31570.57 Sq.m. – Technical
Approved issued – Forwarded for further action - Regarding.

Reference :

1. Application Reference No. SWP/BPA/0009216/2023 Scrutiny
Reference No.5T1L5HEZ Received from M/s. Ashiana Housing Ltd
Dt: 20.04.2023
2. Director of Town and Country planning, Chennai Technical
concurrence issued on dated: 26.09.2023
3. HRB Meeting held on 15.09.2023 (Subject No.12)
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 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
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. 4367/2019/BA2, Dated: 05.02.2020
16. 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. 11.10.2023.
17. 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 20.04.2023 & 31.10.2023
18. DGP/ Director, Tamil Nadu Fire and Rescue services Department, R.Dis. No.7562/C1/2022, PP Noc No.66/2022 Dated: 18.05.2022
19. Airport Authority in NOC ID No.OFFKPM/SOUTH/B/062822/680418 Dated : 22.07.2022
20. Environmental Clearance (EC) No.SEIAA-TN/F.No.9384/EC/8(9)/883/2022 Dated : 08.11.2022

21. Executive Engineer, WRD. Keelpaalaru Basin Region, Letter
No.E.Va.A1/Ko.28 (NOC - Paranur)/2023, Dated : 21.07.2023

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 **Residential Building** at Chengalpattu District, Chengalpattu Taluk, Kattankulathur Panchayat Union – Veerapuram Panchayat, Paranur Village, Approved Mahindra World City Layout No.01/2017 Revised as 10/2023, Plot No.P23/2Pt Comprised in S.Nos.34/3Pt; 35/3Pt; 36/1Pt, 2; 37; 38Pt; 39/1, 2, 3; 40; 41Pt; 51/1Pt, 2Pt; 52/3Pt; 53/2Pt; 164/1Pt, 2Pt; 203/1, 2, 3; 204/1, 2, 3, 4, 5; 205; 206/1, 2, 3; 207/1, 2; 221; 223/1, 2 with in Site Area of 63292.73 Sq.m. - FSI Area of 31570.57 Sq.m. The Boundary of the site has been marked as “1 to 26” and the number is assigned as **SWP/B.P./Chennai – DTCP No.364/2023**

The area statement for the Proposed Residential building is as below.

Area of Site – 63292.73 Sq.m.

S.No.	Description	FSI Area (in Sq.m.)	Non-FSI Area in Sq.m.	Total Buildup Area (in Sq.m.)	No. of Dwelling Units
1.	Ground Floor	1227.45	-	1227.45	06
	First Floor	1876.16	-	1876.16	18
	Second Floor	1876.16	-	1876.16	18
	Third Floor	1876.16	-	1876.16	18
	Fourth Floor	1876.16	-	1876.16	18
	Fifth Floor	1876.16	-	1876.16	18
	Sixth Floor	1876.16	-	1876.16	18

	Seventh Floor	1876.16	-	1876.16	18
	Eighth Floor	1876.16	-	1876.16	18
	Ninth Floor	1876.16	-	1876.16	18
	Tenth Floor	1876.16	-	1876.16	18
	Eleventh Floor	1876.16	-	1876.16	18
	Thirteenth Floor	1876.16	-	1876.16	18
	Fourteen Floor	1876.16	-	1876.16	18
	Terrace Floor	-	207.87	207.87	-
	SUB TOTAL	27493.69	207.87	27701.56	258
2.	Club House				
	Ground Floor	3416.58	-	3416.58	
	First Floor	482.90	-	482.90	
	SUB TOTAL	3899.48	-	3899.48	
3.	Others				
	Generator Room	12.00			
	Meter Room	5.76			
	Security – 1	8.840			
	Security – 2	8.40			
	Security – 3	9.10			
	OWC	90.00			
	Gas Bank	20.16			
	DG Panel Room	23.58			
	SUB TOTAL	177.40		177.40	
	TOTAL FSI AREA	31570.57	207.87	31778.44	258

Total FSI Area : 31570.57 Sq.m.

With the above area, the proposed building proposal is given technical approval with the following special and general conditions is issued for the Industrial Building under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/B.P/AD/DTCP(CD3) No.01/2024**

SPECIAL CONDITIONS:

- 1) Conditions laid in the NOC issued by Executive Engineer, Water Resources, Lower Palar Division, Kancheepuram is to be followed scrupulously.
- 2) As per TNCD&BR-2019 permission is to be obtained from concerned Executive Authority before operation of Swimming Pool.
- 3) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 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 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.

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

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 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 - Rs.1,57,481/-** Payment Receipt No.202304209216
Transaction ID : 5901373311217 Dt: 20.04.2023
2. **Centage Charge for Building – Rs.60,000/-** Payment Receipt No.202310319216
Transaction ID : 8511892444830 Dt: 31.10.2023
3. **Centage Charge for Land – Rs.300/-** Payment Receipt No. 202310319216
Transaction ID : 8511892444830 Dt: 31.10.2023
4. **Infrastructure & Amenities Charges - Rs.1,18,50,000/-**
Payment Receipt No. 202310319216 Transaction ID : 8511892444830
Dt: 31.10.2023
5. **CC Charges – Rs.3,42,479/-** Payment Receipt No.202310319216
Transaction ID : 8511892444830 Dt: 31.10.2023
6. **Security Deposit Charges – Rs.59,25,000/-** Payment Receipt No.202310319216
Transaction ID : 8511892444830 Dt: 31.10.2023

7. **Display Charges – Rs.10,000/-**
Transaction ID : 8511892444830

Payment Receipt No.202310319216
Dt: 31.10.2023

6. **Shelter Fund Charges – Rs.51,35,154/-**
Transaction ID : 8511892444830

Payment Receipt No.202310319216
Dt: 31.10.2023

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

Copy To:

1. M/s. Ashiana housing limited

Ashiana Shubham,
Villa Viviana,
Melrosapuram Main Road,
Maraimalai Nagar,
Pin Code – 603204
Ph : 9677222426

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

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
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.

