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.

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# 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
Ph : 044 - 27422144

**To**
**The Commissioner,**
Nandhivaram - Guduvanchery Municipality,
Vandalur Taluk,
Chengalpattu District.

**Online Application No:SWP/BPA/0010811/2023 Date: 24.08.2023.**

**Subject**

**COMMERCIAL BUILDING** - **OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING**, **CHENGALPATTU** - Chengalpattu District, Vandalur Taluk, Nandhivaram – Guduvanchery Municipality, Nandhivaram Village, at Plot No.23, S.No.534/21 - Site Extent - 293.00 sq.m - FSI Area – 494.10 Sq.m for Proposed Construction of Commercial Building - Technical Approved Issued - Reg.

**Reference**

1. Application Reference No.SWP/BPA/0010811/2023 Dated:19.06.2023 Scrutiny Reference No.60398NKA Received from Thiru. V.R. Senthilkumar
2. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
5. G.O. No.166, Housing and Urban Development Department, Dated: 29.11.2008.
6. G.O. No.168, Housing and Urban Development Department, Dated: 29.11.2008. (Insisting TNRERA Registration)
7. G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017.

8. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai ( Circular)
9. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai ( Circular)
10. 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.
11. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai ( Circular)
12. Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai ( Circular)
13. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges and Display board charges respectively dated.21.08.2023
14. Payment of Centage charges, Infrastructure and Amenities Charges, Display board charges, CC Charges and Security Deposit Charges received from the applicant respectively Dt: 23.08.2023
15. District Officer, Fire and Rescue services, Chengalpattu District Letter Na.Ka.No.4201/A/2023 Date: 19.05.2023.

**Order:**

The application seeking Planning Permission for the proposed construction of **Commercial Building** - Chengalpattu District, Vandalur Taluk, Nandhivaram – Guduvanchery Municipality, Nandhivaram Village, at Plot No.23, S.No.534/21 - Site Extent - 293.00 sq.m - FSI Area – 494.10 Sq.m was processed as per the prevailing rules and after perusing the records and conducting site inspection.

The Proposed Commercial Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 11 & 12th cited above.

**The proposed siteboundaries as "A to D"**

**THE PROPOSED BUILDING AREA:**

**Site Extent : 293.00 Sq.m.**

| S.No. | Building Name | FSI Area (in Sq.m.) | Non FSI Area (in Sq.m.) | TOTAL Builtup Area (in Sq.m.) |
|---|---|---|---|---|
| | **Commercial Building** | | | |
| 1. | Stilt Floor | - | 164.70 | 164.70 |
| 2. | First Floor | 164.70 | - | 212.56 |
| 3. | Second Floor | 164.70 | - | 212.56 |
| 4. | Third Floor | 164.70 | | 212.56 |
| 5. | Head Room | - | 24.67 | 24.67 |
| | **TOTAL Area** | **494.10** | **189.37** | **683.47** |

FSI : 1.68

Plot Coverage : 56.28 %

**PARKING DETAILS :-**

No. of Car Parking Provided : 03 Nos.

No. of PH Car Parking Provided : 02 Nos

No. of Two Wheeler Parking Provided : 20 Nos.

1) With the above area, the proposed Commercial building proposal is given technical approval with the following special and general conditions. The building plan Numbered as **SWP/Commercial Building /A.D./D.T.C.P(CD3) No.53/2023**

2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

3) 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) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.

3) If any NOC obtained from State and Central Government Departments which conditions mentioned in NOC should be addressed.

4) 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.

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

6) 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.

7) 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.

8) "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".

9) 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 should be installed for the proposed Commercial use construction.
2. The parking slot shall be used for that purpose as intended in the map.
3. The openings shown on the plot should be fixed accordingly.
4. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.
5. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.
6. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.
7. Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.
8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 "U" Trap should be installed in septic tank.
9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.
10. 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.
11. 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.1,806/-** Payment Receipt No. 2023061910811
   Transaction ID : 7104027095015 Dt: 19.06.2023

2. **Centage Charge for Building – Rs.5,000/-** Payment Receipt No. 2023082310811
   Transaction ID : 3265799803125 Dt: 23.08.2023

3. **Centage Charge for Land – Rs.300/-** Payment Receipt No. 2023082310811
   Transaction ID : 3265799803125 Dt: 23.08.2023

4. **Infrastructure &Amenities Charges - Rs.1,95,000/-**
   Payment Receipt No. 2023082310811 Transaction ID : 3265799803125
   Dt: 23.08.2023

5. **CC Charges – Rs.7,427/-** Payment Receipt No.2023082310811
   Transaction ID : 3265799803125 Dt: 23.08.2023

6. **Display Charges – Rs.1500/-** Payment Receipt No.2023082310811
   Transaction ID : 3265799803125 Dt: 23.08.2023

7. **Security Deposit Charges – Rs.97,500/-** Payment Receipt No.2023082310811
   Transaction ID : 3265799803125 Dt: 23.08.2023

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

**Copy To:**

1. **Thiru. V.R. SENTHIL KUMAR**
   Plot No 275, Door No:17,
   Navaneethammal Street,
   Ayyavoo Colony,
   Aminjikarai, Pin Code - 600029
   Ph : 9840112132

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

THE LANDLENS SUITE

# 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**



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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

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**The LandLens suite**
/landlens/one

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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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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.