

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
Ph : 044 - 27422144

To
The President,
Keerapakkam Panchayat,
Kattankulathur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0013066/2023 Date: .07.2024.

Subject :

GROUP DEVELOPMENT RESIDENTIAL BUILDING (Affordable Housing) - DISTRICT TOWN AND COUNTRY PLANNING OFFICE, CHENGALPATTU — Chengalpattu District — Vandalur Taluk - Keerapakkam Village – S.F.Nos. 50/5A2, 50/5A3, 50/14, 50/15, 50/16, 50/52, 50/53, 51/2A2, 51/2A3, 51/58, 51/59 & 51/60 in the Approved Residential Layout LP / DTCP (CD) No.264/2018 - subdivision and conversion of Shop-No.1pt into residential use and amalgamation with Plot No.3 & amalgamation of Plot Nos.150, 151, 154, 155, 156 & 157 with Total Site extent 2092.00 sq.m.- FSI area of 5426.31 sq.m - 3 Blocks (Stilt + 5 Floor) – Technical Approved issued – Forwarded for further action - Regarding.

- Reference :**
1. Application Reference No. **SWP/BPA/0013066/2023** Scrutiny Reference No. **KI3VO5KN**, Received from Thiru. GT PROPERTIES Dt: 17.08.2023
 2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 09.05.2024

3. The Assistant Director, Chengalpattu, Inspection Report Dated: 22.08.2023.
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. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
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 and Display board charges respectively dated. 13.05.2024.
16. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, CC Charges and Display board charges received from the applicant respectively on 08.07.2024
17. Security Deposit Bank Guarantee No.0009NDDG00051625, ICICI Bank, Dt: 15.07.2024

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. In the 2nd Cited letter,

Chengalpattu District – Vandalur Taluk - Keerapakkam Village – S.F.Nos. 50/5A2, 50/5A3, 50/14, 50/15, 50/16, 50/52, 50/53, 51/2A2, 51/2A3, 51/58, 51/59 & 51/60 in the Approved Residential Layout LP / DTCP (CD) No.264/2018 - subdivision and conversion of Shop-No.1pt into residential use and amalgamation with Plot No.3 & amalgamation of Plot Nos.150, 151, 154, 155, 156 & 157 with Total Site extent 2092.00 sq.m.- FSI area of 5426.31 sq.m - 3 Blocks (Stilt + 5 Floor).

The Technical concurrence for Group Development Residential building (Affordable Housing) has been accepted and the amalgamated site boundary has been earmarked as “1 to 6 and 7 to 27” and the number is assigned as **SWP/B.P/ DTCP No.179/2024.**

The area statement for the Proposed Group Development Residential building (Affordable Housing) is as below.

Area of Site – 2092.00 Sq.m.

Group Development Residential Building (Affordable Housing) area statement:

Description	FSI (Sqm)	Non FSI Area(Sqm)	Total Built-up Area (Sqm)	No of Dwelling Units
Block – 1				
Stilt Floor	32.77	574.33	607.10	Parking
First Floor	607.10	-	607.10	13
Second Floor	607.10	-	607.10	13
Third Floor	607.10	-	607.10	13
Fourth Floor	607.10	-	607.10	13
Fifth Floor	607.10	-	607.10	13
Terrace Floor	-	39.17	39.17	-
Sub Total	3068.27	613.50	3681.77	65

Block – 2				
Stilt Floor	28.48	232.16	260.64	Parking
First Floor	260.64	-	260.64	5
Second Floor	260.64	-	260.64	5
Third Floor	260.64	-	260.64	5
Fourth Floor	260.64	-	260.64	5
Fifth Floor	260.64	-	260.64	5
Terrace Floor	-	33.05	33.05	-
Sub Total	1331.68	265.21	1596.89	25
Block – 3				
Stilt Floor	32.56	166.20	198.76	Parking
First Floor	198.76	-	198.76	4
Second Floor	198.76	-	198.76	4
Third Floor	198.76	-	198.76	4
Fourth Floor	198.76	-	198.76	4
Fifth Floor	198.76	-	198.76	4
Terrace Floor	-	23.48	23.48	-
Sub Total	1026.36	189.68	1216.04	20
Grand Total	5426.31	1068.39	6494.70	110

Total FSI Area – 5426.31 sq.m

FSI Achieved – 2.594 with Premium FSI - 0.594

With the above area, the proposed Group Development Residential building proposal is given Technical approval with the following special and general conditions is issued for the under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/B.P/A.D./DTCP(CD3) No.68/2024**

Special Conditions

1. As per applicant request letter dated: 04.04.2024, mentioned as Residential for retirement community homes. Hence, all provisions should be provided as per TNCDBR, 2019 rule no.43.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
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 Permission is issued subject to the condition that the applicant/developer and also the architect/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 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.

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 for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project of part of it only after registering the Real Estate project with the Real Estate Regulatory Authority"

GENERAL CONDITIONS:

1. As per TNCD & BR,2019 Rule 44(2) Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. The 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.
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. 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. 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 professional's details at the place of 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.14,292/- + Rs.2500/-
Transaction ID : 1971934439718 | Payment Receipt No.2023081713066
Dt: 17.08.2023 |
| 2. Centage Charge for Building– Rs.19,000/-
Transaction ID : 9202034378733 | Payment Receipt No.2024070813066
Dt: 08.07.2024 |

3. **Centage Charge for Land – Rs.600/-** Payment Receipt No.2024070813066
Transaction ID : 9202034378733 Dt: 08.07.2024
4. **Infrastructure & Amenitites Charges – 20,98,457/-**
Payment Receipt No.2024070813066 Transaction ID : 9202034378733
Dt: 08.07.2024
5. **CC Charges – Rs.69,960/-** Payment Receipt No.2024070813066
Transaction ID : 9202034378733 Dt: 08.07.2024
6. **Display Charges – Rs.1,500/-** Payment Receipt No.2024070813066
Transaction ID : 9202034378733 Dt: 08.07.2024
7. **Security Deposit Charges – Rs.10,25,625/-** ICICI Bank
Bank Guarantee No.0009NDDG00051625 Dt: 15.07.2024

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

Copy to :-

1. **M/s. GT PROPERTIES**
905B, Vimalachal Appartment,
1088, Poonamallee High Road,
Vepery, Chennai – 600 007.
Ph : 9884877774
E-Mail ID : gtproperties2022@gmail.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

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.

