

**ASSISTANT DIRECTOR, DISTRICT TOWN AND COUNTRY  
PLANNING OFFICE, CHENGALPATTU DISTRICT**

**From**

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**To**

**The Commissioner,**  
Chengalpattu Municipality,  
Chengalpattu Taluk,  
Chengalpattu District.

**Online Application No.SWP/BPA/0062249/2023    Date: 03.01.2024.**

**Subject**

**REVISED RESIDENTIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT  
TOWN AND COUNTRY PLANNING, CHENGALPATTU** - Chengalpattu District and  
Taluk, Chengalpattu Municipality, T.S.No.658/1R, Ward No.III, Block No.13, Plot  
No.A-35, Site area of 614.50 sq.m and Built up area 1577.97 Sq.m. has been  
approved already vide Approval No. க.வ/ந.உ.உ.இ. (செ.மா) எண்.73/2022  
with 20 dwelling units is now Revised as 18 dwelling units Residential Building  
Construction - Technical Approval Issued - Reg.

**Reference**

1. Application Reference No. SWP/BPA/0062249/2023 Dated:20.11.2023  
Scrutiny Reference No. A77URLSP Received from Thiru. R.Radhakrishnanandam  
and Venkatesan
2. District Town and Country Planning, Chengalpattu District Proceedings  
Na.Ka.No.4061/2021/CD3 Dated : 12.01.2022
3. District Town and Country Planning, Chengalpattu District Proceedings  
Na.Ka.No.2020/2021/CD3 Dated : 21.10.2022
4. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.

5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O. No.166, Housing and Urban Development Department, Dated: 29.11.2018.  
(Insisting TNRERA Registration)
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 and Display board charges respectively dated.26.12.2023
14. Payment of Scrutiny Fee Charges, Centage charges, Infrastructure and Amenities Charges, CC Charges and Display board charges received from the applicant respectively on 26.12.2023

**Order:**

The application seeking Technical Approval for the proposed construction of **Residential Building** - Chengalpattu District and Taluk, Chengalpattu Municipality, T.S.No.658/1R, Ward No.III, Block No.13, Plot No.A-35, Site area of 614.50 sq.m and Built up area 1577.97 Sq.m. has been approved already vide Approval No. க.வ/ந.உ.உ.இ. (செ.மா) எண்.73/2022 with 20 dwelling units is now for Revised Construction as 18 dwelling units **Residential Building** was processed as per the prevailing rules and after perusing the records and conducting site inspection.

The Proposed Residential Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 10 & 11<sup>th</sup> cited above.

**The proposed site boundaries as “A to D”**

**The proposed Building Area:**

**AREA STATEMENT :-**

**Site Extent : 614.50 Sq.m.**

| S. No              | Description  | FSI Area in (Sq.m.) | Area in Non FSI Area (Sq.m.) |           | Total Builtup Area (Sq.m.) | Existing Dwelling Units (Approved) | Proposed Dwelling Units (Revised) |
|--------------------|--------------|---------------------|------------------------------|-----------|----------------------------|------------------------------------|-----------------------------------|
|                    |              |                     | Covered                      | Deduction |                            |                                    |                                   |
| APARTMENT BUILDING |              |                     |                              |           |                            |                                    |                                   |
| 1.                 | Stilt Floor  | –                   | 327.65                       | –         | 327.65                     |                                    |                                   |
| 2.                 | First Floor  | 312.55              | –                            | 15.10     | 327.65                     | 5                                  | 4                                 |
| 3.                 | Second Floor | 312.55              | –                            | 15.10     | 327.65                     | 5                                  | 4                                 |
| 4.                 | Third Floor  | 312.55              | –                            | 15.10     | 327.65                     | 5                                  | 5                                 |
| 5.                 | Fourth Floor | 312.55              | –                            | 15.10     | 327.65                     | 5                                  | 5                                 |
|                    | Total Area   | 1250.20             | 327.65                       | 60.40     | 1638.25                    | 20 Units                           | 18 Units                          |

**FSI : 2.034**

**PARKING DETAILS :-**

**Car Parking Provided : 04 Nos.**

**Two Wheeler Parking Provided : 19 Nos.**

- 1) With the above area, the proposed Residential building proposal is given technical approval with the following special and general conditions. The building plan Numbered as **SWP/Revised Residential Building /A.D./D.T.C.P(CD3) No.69/2023** (This Revises க.வ/ந.உ.உ.இ. (செ.மா) எண்.73/2022)
- 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) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 2) If any NOC obtained from State and Central Government Departments which conditions mentioned in NOC should be addressed.
- 3) 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.
- 4) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 5) 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.

- 6) 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.
- 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 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".
- 8) 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 Residential Building 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.4,220/-** Payment Receipt No. 2023112062249  
Transaction ID : 1525329420038 Dt: 20.11.2023
2. **Centage Fee for Building – Rs.5,000/-** Payment Receipt No. 2023122662249  
Transaction ID : 6518065173315 Dt: 26.12.2023
3. **Centage Fee for Land – Rs.300/-** Payment Receipt No. 2023122662249  
Transaction ID : 6518065173315 Dt: 26.12.2023
4. **I & A Charges – Rs.4,65,000/-** Dt: 21.12.2021  
(Already paid in Approval No. க.வ/ந.உ.து.இ.(செ.மா) எண்.01/2022)
5. **I & A Charges – Rs.19,000/-** E-Challan No. 20221013007335  
Dt: 13.10.2022 (Already paid in Approval No. க.வ/ந.உ.உ.இ(செ.மா)எண்.73/2022)
6. **I & A Charges – Rs.11,500/-** Payment Receipt No. 2023122662249  
Transaction ID : 6518065173315 Dt: 26.12.2023
7. **Premium FSI Charges – Rs.8,21,000/-** E-Challan No. 20221013007234  
Dt: 13.10.2022 (Already paid in Approval No. க.வ/ந.உ.து.இ.(செ.மா) எண்.01/2022)

8. **CC Charges – Rs.17,759/-**  
Transaction ID : 6518065173315

Payment Receipt No. 2023122662249  
Dt: 26.12.2023

9. **Display Charges – Rs.1,500/-**  
Transaction ID : 6518065173315

Payment Receipt No. 2023122662249  
Dt: 26.12.2023

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

**Copy To:**

1. **Thiru. Radhakrishnanandam and  
Thiru. Venkatesan**  
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T.Nagar, Chennai - 600 017  
Pin Code – 600 017.  
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2. **The Chairman,**  
Tamil Nadu Real Estate Regularity Authority,  
No.1A, CMDA Tower II, 1st Floor,  
Gandhi Irwin Bridge Road, Egmore,  
Chennai - 600 008.

**Signature Not Verified**

Signed by: Assistant Director  
Location: Chengalpattu  
Date: 2024.01.03 18:23:22

