

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,
Vedamarayanapuram, Venpakkam,
Chengalpattu – 603 111.
Ph : 044 – 27422144
E-mail : ddcgldistrict@gmail.com

To

The President
Melmaruvathur Panchayat,
Cheyyur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0064646/2023 Date: 19.06.2024.

Subject :

PROPOSED ADDITIONAL INSTITUTIONAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District, Maduranthagam Taluk, Pallipettai Village - S.F.Nos. 6/4,5,6; 7/1,2; 8/1 - site extent: 59650.00Sqm - FSI Area: 17023.29sqm has been already approved- Now additional site area has been added with the above already approved site area in Cheyyur Taluk, Kesavarayanpettai village, S.F.No: 73/1B - Proposed additional site area:6275.00sqm (As per patta) -Total Site Area:65925.00sqm- Additional FSI Area: 6947.23Sq.m- Totally Proposed and additional FSI Area: 23970.52Sqm – Technical Approval issued – Forwarded for further action - Regarding.

Reference :

1. Applicant. M/s.Lakshmi Bangaru Arts and Science College, Run By M/s.Adhiparasakthi Siddhar Peedam Womens Charitable Trust, Melmaruvathur, Online Application No. SWP/BPA/0064646/2023, Scrutiny Reference No.F90TYUS7 dated: 30.11.2023.
2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 30.05.2024
3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report on dated: 23.12.2023.

4. Commissioner of Town and Country Planning, Technical Concurrence issued vide letter Roc No. 10681/2018/BA-2, Dated:02.11.2018. (Technical Concurrence No.253/2018)
5. Deputy Director(i/c), Chengalpattu District Town and Country Planning office Proceeding Roc No.5851/2018/CR-3, Dated:12.12.2018.(B.P/DTCP /CR No.86/2018)
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
9. 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.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
11. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
12. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
13. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
17. District Fire & Rescue Services, Chengalpattu District NOC Letter ROC No.11223/A/2023, dated. 21.11.2023.
18. Joint Director, Agriculture Department Chengalpattu NOC Letter No.C2/10216/2023, Dated: 18.01.2024.
19. Demand raised for payment through online for Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges and Shelter Fund Charges respectively dated on 13.06.2024

20. This office Letter Dt:11.06.2024 (Shelter Fund Demand through off line)
21. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, Display board charges and Shelter Fund Charges received from the applicant respectively on 15.06.2024

Order:

With reference to the 1st Cited letter, the applicant M/s.Lakshmi Bangaru Arts and Science College Run by M/s.Adhiparasakthi Siddhar Peedam Womens Charitable Trust, Melmaruvathur has requested for the approval of Proposed additional construction of Institutional building in addition to Planning permission has already been issued in the reference 4rd and 5th cited for an FSI area of 17023.29sqm in a site area of 59650.00Sqm at Chengalpattu District, Maduranthagam Taluk, Pallipettai village, S.F.Nos. 6/4,5,6, 7/1,2, 8/1.

Now an additional site area 6275.00sqm (as per Patta) has been added to the already approved site area at CheyyurTaluk, Kesavarayanpettai village, S.F.No: 73/1B, the total site area of 65925.00sqm with a proposed additional FSI area is 6947.23sqm and already approved and proposed additional FSI area put together is 23970.52sqm.

Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site has been marked as “1 to 15”.

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 Proposed Additional Institution Building.

The Technical concurrence for Institution building has been issued marked as “1 to 15” and the number is assigned as **SWP/B.P/ DTCP No.235/2024**.
The area statement for the Proposed Additional Institutional Building is as below.

Proposed Additional Institutional Building Area Details :-

Area of Site – 65925.00 Sqm

Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Build up Area (Sqm)
Block-D- (Arts & Science College)			
Ground Floor	2293.50	--	2293.50
First Floor	2293.50	--	2293.50
Second Floor	2293.50	--	2293.50
Head Room Area	--	208.58	208.58
Block - E (Meter Room)			
Ground Floor	66.73	-	66.73
Total Area	6947.23	208.58	7155.81

Already Approved FSI Area : 17023.29 Sq.m

Proposed Additional FSI Area : 6947.23 Sq.m.

Total FSI Area : 23970.52 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 Institutional Building under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/ A.D./DTCP(CD3) No.59/2024**

SPECIAL CONDITIONS:

- 1) The OSR-1 ear marked as (A to F) area 6000.00 Sqm OSR-2 ear marked as (G to J) area 640.00Sqm Total OSR Area: 6640Sqm shown in the site plan should be retained as Open Space Reservation as per TNCDBR, 2019 Rule No.41(1)(i).
- 2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
- 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 of Tamil Nadu combined development and building rules 2019 (TNCD&BR 2019). 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 as prescribed TNCD & BR 2019.
- 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) Electrical Transformer room should be constructed as per the rule 46 of TNCD rules 2019 with Satisfaction of TANGEDCO.
- 9) If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 4th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -

800 other Receipts - AS Receipts under Land Use Conversion Charges-

227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

GENERAL CONDITIONS:

1. Solar water heating system to be provided for the Proposed Additional construction of Institutional building. 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. 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. 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.1,12,557/-
Transaction ID : 0221507115230 | Payment Receipt No.2023113064646
Dt: 30.11.2023. |
| 2. Centage Charge for Building– Rs.15,000/-
Transaction ID : 1900621567436 | Payment Receipt No. 2024061564646
Dt: 15.06.2024 |
| 3. Centage Charge for Land – Rs.300/-
Transaction ID : 1900621567436 | Payment Receipt No. 2024061564646
Dt: 15.06.2024 |

4. Infrastructure & Amenities Charges - Rs.26,13,750/-

Payment Receipt No. 2024061564646
Dt: 15.06.2024

Transaction ID : 1900621567436

5. CC Charges - Rs.77,494/-

Transaction ID : 1900621567436

Payment Receipt No. 2024061564646

Dt: 15.06.2024

6. Security Deposit Charges - Rs.13,06,875/-

Transaction ID : 1900621567436

Payment Receipt No. 2024061564646

Dt: 15.06.2024

7. Display Charges - Rs.1,500/-

Transaction ID : 1900621567436

Payment Receipt No. 2024061564646

Dt: 15.06.2024

8. Shelter Fund Charges - Rs.12,784/-

Transaction ID : 1900621567436

Payment Receipt No. 2024061564646

Dt: 15.06.2024

9. Shelter Fund Charges - Rs.19,71,000/-

Challan No : 20240614029746

Payment Receipt No. 2024061564646

Dt: 15.06.2024 (Head Of Account)

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

Copy to :-

- 1. M/s. ADHIPARASAKTHI SIDDHAR PEEDAM
WOMENS CHARITABLE TRUST
LAKSHMI BAGRAEU ARTS AND SCIENCE COLLEGE
Pin Code – 603 319.
Ph : 7871798909
Email Id : lakshmibangarucollege@gmail.com**

- 2. The President,
Pallipettai Panchayat,
Maduranthagam Taluk,
Chengalpattu District.**

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.

