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.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

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.
Ph : 044 – 27422144
E-mail : ddcgldistrict@gmail.com

To
Block Development Officer,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0087801/2023 Date: 21.05.2024.

Subject : **ADDITIONAL INDUSTRIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU -** Chengalpattu District / Taluk, Approved Mahindra world city layout (Layout No.01/2017), Plot No.TP2pt, Veerapuram Village, Survey Nos.58pt, 59/1pt, 2Apt, 2B, 2C, 2D, 2E, 2F, 2G, 3pt; 60pt; 61/1A2A1pt, 1A2A2pt,1B2Bpt; 62/1pt, 2A, 2B, 2C1, 2C2pt, 2Dpt; 63/1A,1B,3pt, 5Apt, 5B, 6pt; 64/1pt, 2; 65/1pt, 2pt; 67/1Apt, 67/2Bpt, 2C and Thenmelpakkam Village, Survey Nos. 205/8pt, 9pt, 10pt, 11pt, 12pt, 13pt Site Area: 56460.67Sqm - FSI Area:79473.32sqm has been Already approved - Now additional site area has been added with already approved Plot No.TP2pt site area in Veerapuram Village, S.Nos.59/1pt, 2Apt; 60pt; 61/1A2A1pt, 1A2A2pt, 1B2Bpt and Thenmelpakkam village, S.Nos.205/4pt, 5pt, 6pt, 7pt, 8pt, 9pt -

Proposed additional Site area:17131.41sqm – Total Site area of plot no.TP2 : 73592.08Sqm - Proposed additional FSI Area: 19332.49sqm - Total FSI Area: 98805.81sqm – Technical Approval issued – Forwarded for further action - Regarding.

Reference :

1. Applicant. M/s. Cyber Pearl Information Technology Park Private Limited, Online Application No. SWP/BPA/0087801/2023, Scrutiny Reference No. N612USJF dated: 27.12.2023.
2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 04.04.2024
3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/0087801/2023, dated: 03.01.2024.
4. Deputy Director, Chengalpattu Region, Proceedings ROC No.5405/2008/CR-7,Dated: 28.05.2009 (Approval No:50/2009)
5. Deputy Director (I/c), Chengalpattu Region Letter Na.Ka.No.286/2007/CR7 Dt: 07.05.2010
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. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)

13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.

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 Department, Chengalpattu District,ROC.No:04/A/2023, Dated:12.01.2024

18. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Display board charges and Shelter Fund Charges respectively dated on 25.04.2024

19. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, Display board charges and Shelter Fund Charges received from the applicant respectively on 15.05.2024

Order:

With reference to the 1st Cited letter, the applicant M/s.Cyber Pearl Information Technology Park Pvt Ltd, has requested for the approval for additional construction of Industrial building in addition to Technical Concurrence has already been issued in the reference 3rd cited for an FSI area of 79473.32sqm in a site area of 56460.67Sqm at Approved Mahindra world city layout (Layout No.01/2017) Plot No.TP2pt, Veerapuram Village, Survey Nos.58pt, 59/1pt, 2Apt, 2B, 2C, 2D, 2E, 2F, 2G, 3pt; 60pt; 61/1A2A1pt, 1A2A2pt, 1B2Bpt; 62/1pt, 2A, 2B, 2C1, 2C2pt, 2Dpt; 63/1A, 1B, 3pt, 5Apt, 5B, 6pt; 64/1pt, 2; 65/1pt, 2pt; 67/1Apt, 67/2Bpt, 2C and Thenmelpakkam Village, Survey Nos. 205/8pt, 9pt, 10pt,11pt, 12pt,13pt in Chengalpattu Taluk, Chengalpattu District.

Now an additional site area has been added to the already approved site area in Plot No.TP2pt site area in Veerapuram Village, S.Nos.59/1pt, 2Apt; 60pt; 61/1A2A1pt, 1A2A2pt,1B2Bpt and Thenmelpakkam village,S.Nos.205/4pt, 5pt, 6pt, 7pt, 8pt, 9pt Proposed additional Site area:17131.41sqm has been added to the total site area of plot no.TP2 73592.08Sqm with a Proposed additional FSI Area:19332.49sqm Already approved and proposed additional FSI area put together is Total FSI Area: 98805.81sqm.

The Technical concurrence for Industrial building has been issued and the number is assigned as **SWP/B.P/ DTCP No.176/2024.**

The area statement for the Proposed Additional Industrial Building is as below.

Area of Site – 73592.08 Sqm

Building Area Details : Additional Industrial Building (Orange Category)

S.No	Description	FSI Area in sqm	Non FSI Area in sqm	Total Built up Area in sqm
1.	**Building – 5 Factory**			
	Ground Floor – Factory	9138.50	-	9138.50
	Mezzanine Floor-Office	565.00	-	565.00
	First Floor – Factory	8573.50	-	8573.50
	Total	**18277.00**		**18277.00**
2.	**Sub Station**			
	Ground Floor	359.46	-	359.46
	First Floor	359.46	-	359.46
	Total	**718.92**	**-**	**718.92**
3.	**Pump Room**			
	Ground Floor	210.12	-	210.12
	First Floor	107.25	-	107.25
	Total	**317.37**	**-**	**317.37**
4	**Security Room-1&2** (9.6sqm x 2Nos)	19.20	--	19.20
	Total	**19332.49**	**-**	**19332.49**

Already Approved FSI Area : 79473.32Sqm

Proposed FSI Area : 19332.49Sqm

Total FSI Area : 98805.81Sqm

Total H.P – 100.00 HP

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 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/ A.D./DTCP(CD3) No.18/2024**

SPECIAL CONDITIONS:

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

2) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

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 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.

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

GENERAL CONDITIONS:

1. Solar water heating system to be provided for the Proposed Additional Industrial 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.
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.76,785/-** Payment Receipt No. 2023122787801
   Transaction ID : 1485554614333 Dt: 27.12.2023.

2. **Centage Charge for Building– Rs.10,000/-** Payment Receipt No. 2024051587801
   Transaction ID : 0381815751027 Dt: 15.05.2024

3. **Centage Charge for Land – Rs.300/-** Payment Receipt No. 2024051587801
   Transaction ID : 0381815751027 Dt: 15.05.2024

4. Infrastructure & Amenitites Charges - **Rs.73,00,125/-**
   Payment Receipt No. 2024051587801 Transaction ID : 0381815751027
   Dt: 15.05.2024

5. **Display Charges – Rs.1,500/-** Payment Receipt No. 2024051587801
   Transaction ID : 0381815751027 Dt: 15.05.2024

6. **Shelter Fund Charges – Rs.29,25,363/-** Payment Receipt No. 2024051587801
   Transaction ID : 0381815751027 Dt: 15.05.2024

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

Copy to :-
M/s. Cyber Pearl Information Technology Park Private Limited
Unit No 7 &8,1st Floor,
Pinnacle Building,
International Tech Park, CSIR Road
Pin Code - 600113
Ph : 9384836398
Email Id : sridev.srirangan@capitaland.com

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

hello@verified.realestate · +91 9996 12 9996

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.