Verified RealEstate™

REFERENCE
SWP/BPA/105152/2024

ISSUED
12 February 2024

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

DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Application No: SWP/BPA/105152/2024

From
Thiru.G.Raghul Kumar, M.E,
Assistant Director / Member Secretary,
District Town and Country Planning Office
D-Block, fourth Floor,
New District Collectorate Complex
Vedhanarayanapuram, Venbakkam Post,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

To
President
Pudupakkam Panchayat &Village,
Vandalur Taluk ,
Thiruporur Panchayat Union
Chengalpattu District.

Sir/Madam,

Subject: **Commercial Building (Club House)** - District Town and Country Planning- Mamallapuram Local Planning Authority - Chengalpattu District - Vandalur Taluk, Thiruporur Panchayat Union – Pudupakkam Panchayat and village, Already approved Layout no.230/2023, Plot no.97, S.F.No:158/5 part - proposal of Site area of - 990.61 sq.m, Ground floors + 3 Floors of Total FSI Area –792.12 Sq.m for Proposed Construction of Commercial Building - Planning Permission Issued - Forwarded for further action - Reg.

Reference:
1. Application Reference No. SWP/BPA/105152/2024, Scrutiny Reference I5EVZ3RZ**,** Received from **M/s. ISHA HOMES INDIA PRIVATE LIMITED rep by Ragavendiran,** Dated on:17.01.2024.
2. 181thMamallapuram Local Planning Authority of resolution No:2, Dated:18.07.2023.
3. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O.No.166, Housing and Urban Development Department, Dated: 29.11.2008.
7. G.O. No.16, Housing and Urban Development Department, Dated: 29.11.2008.
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.168, Housing and Urban Development Department, Dated: 29.11.2008. (Insisting TNRERA Registration)
11. G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
12. G.O. No.19, Housing and Urban Development Department, Dated: 02.03.2022. (Tamil Nadu Town and Country Planning Act 2022 (Tamil Nadu Act 12, of 2022).

13 Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)

14 Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)

15 Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)

16 Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)

17 Demand raised for payment of Centage charges, Display board charges, Development Charges, I& A Charges, Completion Certificate Charges and Security Deposit respectively dated.10.02.2024.

18 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, I& A Charges, Completion Certificate Charges and Security Deposit fees received from the applicant respectively on 17.01.2024 and 10.02.2024.

Order:

The application seeking Planning Permission for the proposed construction of Commercial Building at Chengalpattu District - Vandalur Taluk, Thiruporur Panchayat Union – Pudupakkam Panchayat and village, Already approved Layout no.230/2023, Plot no.97, S.F.No:158/5 part - proposal of Site area of - 990.61 sq.m, Ground floors + 3 Floors of Total FSI Area –792.12 Sq.m for Proposed Construction of Commercial Building was processed as per the prevailing rules and after perusing the records and conducting site inspection.

The Proposed of Commercial Building satisfies the rules and power delegation given by Resolution of Mamallapuram Local Planning Authority, As per Director of Town and Country Planning, Chennai vide reference 2nd cited above.

The area Statement of Proposed Commercial Building is as below:

Site Extent : 990.61 sq.m

Floor	Net FSI area in sq.m	Non – FSI deduction area in sq.m	Total Build – up area in sq.m
Ground Floor	82.77	-	82.77
Swimming pool	-	118.815	118.815
First Floor	282.35	-	282.35
Second Floor	282.35	-	282.35
Third Floor	144.65	-	144.65
Headroom	-	22.40	22.40
Total	**792.12**	**141.215**	**933.33**

FSI Achieved – 0.800
Plot Coverage – 28.53 %

1) With the above area, the proposed Commercial proposal is given Planning Permission As per as Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The commercial Building plan Numbered as **SWP/B.P/M.L.P.A (CD-5) No.17/2024.**

2) As per Town and Country Planning Act 1971 section 50, duration of Planning Permission is valid from **12.01.2024** to **11.02.2032** vide reference Government order 12th cited above.

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

4) 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.

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

5) As per Commissioner of Town and country Planning circular no: 05013/2015 MP, Dated:19.03.2015, Floor space index (FSI), Setbacks as per Development Control Rules shall be displayed on board at the place where constructions are taking place, visible to all public. Parking details should be established.

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.

10) Planning permission is granted for the said Commercial Building use building as per resolution received in 181th Mamallapuram Local Planning Authority Meeting Resolution No.2, dated 18.07.2023 vide reference 2ndcited above.

Conditions:

a. Solar Water Heating System should be installed for the proposed commercial (club house) use construction.

b. The parking slot shall be used for that purpose as intended in the map.

c. The openings shown on the plot should be fixed accordingly.

d. 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.

e. 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.

f. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.

g. Fire prevention and firefighting devices shall be provided as per rules in the proposed construction.

h. 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.

i. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.

j. 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.

k. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fee collected from the applicant are as follows.

1. Scrutiny Fee Charge: **Rs.3,184/-** Payment Receipt 20240117105152, Transaction ID : 0053223145136, Date.17.01.2024
2. Centage Charge for Land: **Rs.300/-** Payment Receipt 20240210105152, Transaction ID 2464846459719, Date.10.02.2024.
3. Centage Charge for Building: **Rs.2,700/-** Payment Receipt 20240210105152, Transaction ID 2464846459719, Date.10.02.2024.
4. Infrastructure and Amenities Charges: **Rs.3,07,500/-** Payment Receipt 20240210105152, Transaction ID 2464846459719, Date.10.02.2024.

5. Completion Certificate: **Rs.10,225/-** Payment Receipt 20240210105152, Transaction ID 2464846459719, Date.10.02.2024.
6. Security Deposit: **Rs.1,53,750/-** Payment Receipt 20240210105152, Transaction ID 2464846459719, Date.10.02.2024.
7. Display Board Charges: **Rs.1,500/-** Payment Receipt 20240210105152, Transaction ID 2464846459719, Date.10.02.2024.
8. Development Charges for Land: **Rs.4,000/-** Payment Receipt 20240210105152, Transaction ID 2464846459719, Date.10.02.2024.
9. Development Charges for Building: **Rs.11,400/-** Payment Receipt 20240210105152, Transaction ID 2464846459719, Date.10.02.2024.

Assistant Director/Member Secretary
District Town and Country Planning Office,
Mamallapuram Local Planning Authority,
Chengalpattu District.

Enclosure:
Drawing Sheets 1 to 3

Copy to :-

1. M/s. ISHA HOMES INDIA PRIVATE LIMITED
rep by Ragavendiran
Old No.55, New No.74, First Avenue,
Indira Nagar, Adyar,
Guindy, Chennai -600020
Mobile : 8144814943
Email. approval@ishahomes.com

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

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.