

PP

APPROVAL RECORD

Planning Permission

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.



DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/620060/2025

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,
Thiruporur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Sir/Madam,

Subject:

HIGH RISE RESIDENTIAL BUILDING - District Town and Country Planning, Chengalpattu District - Mamallapuram Local Planning Authority - Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union, Pudupakkam Panchayat and Village in S.F.Nos. 29/2A1, 29/3A1 & 261/1B2 – Approved Layout subdivision number LP/MLPA (C.D) No.264/2023 at plot-B with a total site extent of 18504.00 Sq.m as per patta - (21064.07 Sq.m taken for FSI and PC calculation) Block-1 has been already approved with a FSI area of 35086.54 sq.m. Now additional Block-2 and 3 is proposed with FSI area:34100.50 sq.m - Total Existing and Proposed FSI area is 69,187.04 sq.m (316 Dwelling Units) - Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant **M/s.Casagrand Fresh Private Limited, Represented by its Authorized Signatory Mr.R.Sumanth Krishna** Online Application Reference No. SWP/BPA/0620060/2025, Dated: 12.08.2025.
2. Assistant Director / Member Secretary, MLPA / Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0620060/2025, Dated: 14.08.2025.
3. Sub Division approval issued by Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and

Country Planning Office Roc No.W79U0MOE/2023/TCP, Dated:
27.12.2023. (Approved Subdivision No.264/2023)

4. Director of Town and Country Planning, Chennai Technical Concurrence issued in application No.SWP/BPA/0185481/2024, dated 14.09.2024 (B.P/DTCP No.451/2024)
5. Assistant Director / Member Secretary, MLPA / District Town and Country Planning Office, Chengalpattu District Online Reference No. SWP/BPA/0185481/2024, dated 18.12.2024. (SWP/BP/MLPA (CD-5) No.99/2024)
6. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0620060/2025, dated: 11.12.2025 **(B.P/DTCP No:637/2025)**
7. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
8. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
9. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
10. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
11. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
12. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
13. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
14. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
15. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017

17. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
19. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
20. 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).
21. G.O.(Ms).No.95, Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
22. Resolution No.02, of 195 Mamallapuram Local Planning Authority, Dated: 04.02.2026
23. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP NOC No.256/2025, dated:05.12.2025.(Online token number 340729)
24. Airport Authority of India NOC ID. CHEN/ SOUTH/ B/ 092925/ 2051544, dated 07.11.2025, Valid up to 06.11.2033.(For Block -2).
Airport Authority of India NOC ID. CHEN/ SOUTH/B/ 092925/ 2051546, Dated 07.11.2025, Valid up to 06.11.2033.(For Block-3)
25. Water Resource Department NOC for Inundation Point Letter ROC No.இவ.அ.3/Division.28, (NOC Pudupakkam) /2024, Dated: 26.06.2024.
26. HRB Meeting held on 14.11.2025, (Agenda.4)
27. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, Shelter Fund and Flag Day Fund dated. 16.12.2026
28. Payment of Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, Shelter Fund and Flag Day Fund received from the applicant respectively 12.08.2025, 02.01.2026, 05.01.2026 and 09.02.2026

Order:

With reference to the 1st Cited letter, the applicant M/s.Casagrand Fresh Private Limited, Represented by its Authorized Signatory Mr.R.Sumanth Krishna has requested for the approval of Proposed Additional Construction of High Rise Residential Building in addition to the Planning Permission has already been issued in the reference 5th cited for an FSI area of 35086.54 sqm in a site area of 18504.00Sqm - As per patta, (21064.07 Sqm taken for FSI and PC calculation) at Chengalpattu District, Vandalur Taluk, Pudupakkam Village, S.F.Nos. 29/2A1, 29/3A1 & 261/1B2 in a approved layout subdivision number LP/MLPA (C.D) No.264/2023 at plot-B.

With reference to the 3rd Cited letter Assistant Director / Member Secretary, Mamallapuram LPA, issued sub division approval of 25800sqm site area subdivided in to 2 plots (Plot A and Plot B). Now Plot B 18504.00sqm site area is proposed for HRB residential building. Applicant already handed over OSR and 7.0m wide service road Proportionate area has been taken for FSI calculation.

Area of site for FSI calculation:

Plot – B area including Proportionate OSR and 7m gifted service Road (18504 +2060.87+499.20 = 21064.07) Now, In the already approved site additional Block-2 (Combined Basement, Ground + 12 Floors) and Block-3 (Combined Basement, Ground + 12 Floors) is proposed with FSI area is 34100.50sq.m. Total already approved and Proposed additional FSI area is 69,187.04 sqm.

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the application was forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. The Technical concurrence is issued by Director of Town and Country Planning, Chennai vide reference 6th cited above – Technical Clearance number is assigned as **B.P/DTCP No.637/2025.**

As per 195th of Mamallapuram Local Planning Authority Meeting Resolution No.02, vide 21 cited above, planning permission is granted for this proposal.

2. The area statement for the Proposed Additional High Rise Residential building is as below.

Total Area of the Site – 21064.07 Sq.m (For PC and FSI calculation)

Total Area of the site – 18504.00 Sq.m (as

Sl.No.	Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Deduction OTS and Ducts	Total Build up area in Sq.m	Number of Dwelling Units
01	Combined Double Basement B1&B2					
	Combined Basement -1 (WTP Pump Room & Swimming Pool Pump Room)	130.04	6666.22	-	6796.26	-
	Combined Basement -2 (STP Pump Room)	94.00	5977.78	-	6071.78	-
	OWC	19.51	-		19.51	-
02	Block-2					
	Ground Floor-Residential	720.08	6.11	71.07	726.19	6
	Ground Floor – Club House	741.17	-	2.10	741.17	-
	1 st Floor – Residential	673.73	-	123.53	673.73	7
	1 st Floor – Club House	23.15	-	720.13	23.15	-
	2 nd Floor-Residential	697.09	-	82.52	697.09	7
	2 nd Floor-Club House	676.15	-	44.26	676.15	-
	3 rd Floor	1322.22	-	162.36	1322.22	13
	4 th Floor	1322.22	-	154.02	1322.22	13
	5 th Floor	1322.22	-	154.02	1322.22	13
	6 th Floor	1322.22	-	154.02	1322.22	13

	7th Floor	1322.22	-	154.02	1322.22	13
	8th Floor	1322.22	-	154.02	1322.22	13
	9th Floor	1322.22	-	154.02	1322.22	13
	10th Floor	1322.22	-	154.02	1322.22	13
	11th Floor	1322.22	-	154.02	1322.22	13
	12th Floor	1322.22	-	154.02	1322.22	13
	Terrace Floor	-	76.30	-	76.30	-
	Block -2 Total	16753.57	82.41	2592.15	16835.98	150
03	Block-3					
	Ground Floor	1220.77	6.80	327.49	1227.57	10
	1st Floor	1324.55	-	230.51	1324.55	13
	2nd Floor	1323.46	-	187.40	1323.46	13
	3rd Floor	1323.46	-	160.79	1323.46	13
	4th Floor	1323.46	-	160.79	1323.46	13
	5th Floor	1323.46	-	160.79	1323.46	13
	6th Floor	1323.46	-	160.79	1323.46	13
	7th Floor	1323.46	-	160.79	1323.46	13
	8th Floor	1323.46	-	160.79	1323.46	13
	9th Floor	1323.46	-	160.79	1323.46	13
	10th Floor	1323.46	-	160.79	1323.46	13
	11th Floor	1323.46	-	160.79	1323.46	13
	12th Floor	1323.46	-	160.79	1323.46	13
	Terrace Floor	-	70.21	-	70.21	-
	Block -3 Total	17103.38	77.01	2353.30	17180.39	166
	Grand Total	34100.50	12803.42	4945.45	46903.92	316

Already Approved FSI area (Block-1) :35086.54 sq.m

Proposed Additional FSI Area (Block-2 & Block-3) :34100.50 sq.m

Total FSI area = Already Approved FSI Area + Proposed FSI Area = 69187.04 sq.m

Normally Permissible FSI: 3.25 Achieved FSI : 3.285

OSR area 2391.99sqm (for Plot "A" and Plot "B"),Public purpose 240.00sqm, 18.0m wide access road area 1329.89sqm and 7.0m wide service road area 579.41sqm already handed over to local body while sub division approval vide document no: 30442/2023,Dated: 20.12.2023.

1. With the above area, the Planning Permission is given to the proposed Additional High Rise Residential Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Additional High Rise Residential Building Planning Permission is numbered as **SWP/B.P/M.L.P.A(CD-5)No. 21/2026**.
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **10.02.2026 to 09.02.2034** vide reference Government order 20th cited above.
3. The Proposed Residential Building placed in 195th MLPA Meeting and got Resolution for Planning Permission vide reference letter 22th cited above.
4. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
5. 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) The Structural Design report and drawings for the entire structure, vetted by the PWD, were received from the Superintending Engineer, PWD, Planning and Designs Circle, Chepauk, Chennai, on 12.12.2025.
- 2) The Shelter Fund Charges and Premium FSI Charges, as requested in the 28th cited reference, have been received from the applicant.
- 3) Necessary Environmental Clearance is to be obtained before issue of building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
- 4) Conditions stipulated in the NOC cited in the reference 23th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed

scrupulously.

- 5) Conditions stipulated in the Airport Authority of India NOC cited in the reference 24th issued by Airport Authority of India is to be followed scrupulously.
- 6) Conditions stipulated in the NOC cited in the reference 25th issued by Water Resources Department is to be followed scrupulously.
- 7) As per GO cited in the reference 13, For residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two-wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two-wheeler parking space earmarked for visitors shall be provided with fast charging points.
- 8) Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the empanelled agency is to be submitted before issue of Planning Permission from the District Town and Country Planning Office, Chengalpattu District.
- 9) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- 10) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 11) 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.

- 12) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 13) 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.
- 14) 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.
- 15) 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 to the Proposed Additional High Rise Residential Building. Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. 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. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
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 municipality engineer details at the place of construction.
11. 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.
12. 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 Charge: **Rs.1,09,897/-** Payment Receipt 20250812620060, Transaction ID 2798535485717, Date:12.08.2025, and Balance Scrutiny fee **Rs.16,000/-**, SBCollect Reference number: DUO8722582, Dated:20.11.2025.
2. Shelter Charges: **Rs. 36,88,628/-** E-Challan No: 20260102019745, Account Code: 021602800AB24303, Dated:05.01.2026.
3. Centage Charge for Land: **Rs.300/-** E-Challan No: 20260102003832, Account Code: 021703800AA22709, Dated:02.01.2026.
4. Centage Charge for Building: **Rs. 31,600/-** E-Challan No: 20260102003832, Account Code: 021703800AA22709, Dated:02.01.2026.
5. Infrastructure and Amenities Charges: **Rs. 1,28,06,250/-** E-Challan No: 20260102003832, Account Code: 021760800AH24399, Dated:02.01.2026.
6. Premium FSI Charges : **Rs.27,88,738/-** E-Challan No: 20260102003832, Account Code: 021760800AQ24499, Dated:02.01.2026.
7. Security Deposit: **Rs.64,03,125/-** Bank Guarantee Number 0350NDD0G00003226, Issue Dated:20.12.2025, Expiry Date:19.12.2033.

8. Completion Certificate: **Rs. 5,05,323/-** Payment Receipt 20260102620060, Transaction ID 0601580390637, Date. 02.01.2026.
9. Display Board Charges: **Rs.10,000/-** Payment Receipt 20260102620060, Transaction ID 0601580390637, Date. 02.01.2026.
10. Development Charges for Land: **Rs.74,016/-** Payment Receipt 20260102620060, Transaction ID 0601580390637, Date. 02.01.2026.
11. Development Charges for Building: **Rs. 5,63,400/-** Payment Receipt 20260102620060, Transaction ID 0601580390637, Date. 02.01.2026.
12. Flad Day Fund **Rs.10,000/-** Receipt no: FD/FUND/1910188, Acknowledgment Ref.No: FL25580401349, Dated:09.02.2026.

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

Encl:

Drawing no of sheets.1 to 18.

Copy: -

1. M/s.Casagrand Fresh Private Limited,

Represented by its Authorized Signatory Mr.R.Sumanth Krishna

NPL Devi, No.111, L.B.Road,

Thiruvanmiyur, Chennai - 600041

Ph.no: 7845763392

Email: sakar@casagrand.co.in

2. The Chairman,

Tamil Nadu Real Estate Regularity Authority,

TNRERA Building, No:133, G-Block,

First Avenue, Anna Nagar (east)

Chennai - 600 102

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.

