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.

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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/686757/2025

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
1.President,
Muttukadu Panchayat,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

2.President,
Navalur Panchayat,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **HIGH RISE BUILDING - COMMERCIAL IT OFFICE BUILDING -** District Town and Country Planning, Chengalpattu District **-** Mamallapuram Local Planning Authority - Chengalpattu District, Thiruporur Taluk and Panchayat Union, (Revised Approved SIPCOT IT Park layout No.39/2021) Plot No. 3/G3, Muttukadu panchayat, Egattur village,S.F.Nos.111/1pt,130/1pt and in Navalur panchayat and village, S.F.No.168/1pt - with a total Site Area of 54025.12Sqm (As per SIPCOT lease deed) - FSI Area of 23375.12 Sq.m has been already approved - Now additional high rise IT building FSI area: 48409.81 Sq.m – Total already approved and proposed additional FSI area put together is 71784.93 Sq.m - Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:
1. Applicant. **M/S.INTELLECT DESIGN ARENA LIMITED**, Online Application Reference No. SWP/BPA/0686757/2025, Dated: 28.10.2025.

2. Assistant Director / Member Secretary, Coimbatore Local Planning Authority, Coimbatore District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/0686757/2025, Dated:07.11.2025.
3. Director of Town and Country Planning, Chennai Proceedings Roc No.20827/2010/Splcell, Dated.08.01.2011.
4. Assistant Director / Member Secretary(i/c),Mamallapuram LPA, Proceedings Roc No. 561/2010/MLPA (Planning Permission No.12/2011)
5. HRB Meeting held on 23.12.2025, Subject No.11.
6. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0686757/2025, dated:14.01.2026. **(B.P/DTCP No:32/2026)**
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.04, of 195 Mamallapuram Local Planning Authority, Dated: 04.02.2026
23. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP NOC No.246 / 2025, dated: 02.12.2025. (Online Token id: 341403)
24. Airport Authority of India NOC ID.
    COIM/SOUTH/B/091525/201573, Dated. 26.09.2025.
    (Maximum Allowable Height 151.17m)
25. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, Shelter Fund and Flag Day Fund dated. 16.12.2026
26. 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.
27. Government of India, Ministry of Environment, Forest and Climate change (Issued by the State Environment Impact Assessment Authority(SEIAA), TAMIL NADU), Dated:22.11.2024.

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Order:

With reference to the 1st Cited letter, the applicant M/s.Intellect Design Arena Limited, has requested for the approval of additional High Rise Commercial IT Building to the Planning Permission has already been issued in the 5th cited for an FSI area of 23375.12Sqm in a site area of 54025.12Sqm at Chengalpattu District, Thiruporur Taluk, Mamallapuram Local Planning Authority , (Revised Approved Sipcot IT Park layout No.39/2021) Plot No.3/G3, Muttukadu panchayat Egattur village, S.F.Nos.111/1pt, 130/1pt and in Navalur panchayat and village S.F.No.168/1pt.

Now in the above already approved site, the applicant has requested for the proposed additional High Rise Commercial IT Building. Proposed additional FSI Area is 48409.81Sqm. Total already approved and proposed additional FSI area put together is 71784.93Sqm.

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.32/2026.**

As per 195th of Mamallapuram Local Planning Authority Meeting Resolution No.04, vide 22 cited above, planning permission is granted for this proposal.

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

Area of the Site –54025.12Sqm (As per Lease Deed)

Proposed additional High Rise Commercial IT office Building Area statement in sqm

S.No.	Description	FSI area in Sq.m	Non FSI area in Sq.m	Total Builtup area in Sq.m
1	**Block-02 – Commercial IT office Building**			
	Basement Floor (Parking)	208.86	10667.95	10876.81
	Stilt / Ground Floor (Parking)	1122.16	5429.34	6551.50
	1st Floor (Parking)	832.69	5185.80	6018.49
	2nd Floor (IT office)	5906.58	-	5906.58
	3rd Floor (IT office)	5467.95	-	5467.95
	4th Floor (IT office)	5155.23	-	5155.23
	5th Floor (IT office)	4768.60	-	4768.60
	6th Floor (IT office)	4668.62	-	4668.62
	7th Floor (IT office)	4666.89	-	4666.89
	8th Floor (IT office)	4445.42	-	4445.42
	9th Floor (Hostels)	2996.48	-	2996.48
	10th Floor (Hostels)	2478.58	-	2478.58
	11th Floor (Hostels & Training)	2391.39	-	2391.39
	Terrace Floor	-	159.66	159.66
	Sub Total	**45109.45**	**21442.75**	**66552.20**
2	**Block-03 – Utility Building - 01**			
	Ground Floor	1166.88	-	1166.88
	First Floor	807.52	-	807.52
	Sub Total	**1974.40**	**-**	**1974.40**
3	**Block-04 – STP Pump room**			
	Ground Floor	109.80	-	109.80
4	**Block-05 – (Sump - Pump room)**			
	Basement Floor	159.39	-	159.39
	Ground Floor	77.70	-	77.70
	Sub Total	**237.09**	**-**	**237.09**

5	**Block- 06 – (Security)**			
	Ground Floor	21.36	-	21.36
6	**Block- 07 – (Utility Building -02)**			
	Ground Floor	527.61	-	527.61
	First Floor	303.94	-	303.94
	Terrace Floor	-	34.56	34.56
	Sub-Total	**831.55**	**34.56**	**866.11**
7	**Block- 08 – (STP)**			
	Ground Floor	104.38	-	104.38
8	**Block- 09 – (Security)**			
	Ground Floor	21.78	-	21.78
Total		**48409.81**	**21477.31**	**69887.12**

Already approved FSI Area = 23375.12 Sq.m

Proposed Additional FSI Area = 48409.81 Sq.m

Total FSI Area = 71784.93 Sq.m

1. With the above area, the Planning Permission is given to the proposed High Rise Additional Commercial IT Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Additional High Rise Additional Commercial IT Building Planning Permission is numbered as **SWP/B.P/M.L.P.A(CD-5)No. 26/2026.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **13.02.2026** to **12.02.2034** vide reference Government order 20th cited above.

3. The Proposed 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 10.02.2026.
2) EIA clearance has been received, as cited in item 27.
3) 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.
4) Conditions stipulated in the Noc cited in the reference 24th issued by Airports Authority of India is to be followed scrupulously.
5) As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 a minimum of ten percent (10%) of car or two-wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
6) 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 empaneled agency is has been received from the Superintending Engineer, PWD, Planning and Designs Circle, Chepauk, Chennai, on 10.02.2026.
7) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

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

9) 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.

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

11) 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.

12) 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.

13) 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 High Rise Proposed Commercial IT building. Solar photo voltaic panels to be erected at the 1/3rd 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:04.02.201 9& 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.2,20,743/-** Payment Receipt 20251028686757, Transaction ID 2326471281856, Date.28.10.2025.
2. Shelter Charges: **Rs. 90,38,753/-** E-Challan No: 20260121006960, Account Code: 021602800AB24303, Dated:21.01.2026.
3. Centage Charge for Building: **Rs.79,000**/- E-Challan No: 20260121006917, Account Code: 021703800AA22709, Dated:21.01.2026.

4. Infrastructure and Amenities Charges: **Rs.3,63,22,500**/- E-Challan No: 20260121006917, Account Code: 021760800AH24399, Dated:21.01.2026.
5. Security Deposit: **Rs.1,81,61,250**/- Payment Receipt 20260123686757, Transaction ID 0180607311838, Date. 23.01.2026.
6. Completion Certificate: **Rs. 7,52,334**/- Payment Receipt 20260123686757, Transaction ID 0180607311838, Date. 23.01.2026.
7. Display Board Charges: **Rs.10,000/-** Payment Receipt 20260123686757, Transaction ID 0180607311838, Date. 23.01.2026.
8. Development Charges for Land: **Rs.2,16,104/-** Payment Receipt 20260123686757, Transaction ID 0180607311838, Date. 23.01.2026.
9. Development Charges for Building: **Rs.8,38,800/-** Payment Receipt 20260123686757, Transaction ID 0180607311838, Date. 23.01.2026.
10. Flad Day Fund **Rs.20,000/-** Receipt no: FD/FUND/1887645, Acknowledgment Ref.No: FL25286391713, Dated:29.01.2026.

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

Encl:
Drawing no of sheets.1 to 15.

Copy: -

1. M/s. Intellect Design Arena Limited
Polaris House 244, Anna Salai,
Egmore, Chennai – 600006.
Ph.no: 9884087785
Email: manimaran.kumar@intellectdesign.com

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building, No:133, G-Block,
First Avenue, Anna Nagar (east)
Chennai - 600 102

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.
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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

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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

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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.