PP APPROVAL RECORD

Planning Permission

Survey 287/3C and 29 more

Vadanemmeli, Thiruporur taluk

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/877061/2026

From:
Thiru.G.Krishna Kumar, B.E., M.Plan
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,
Vadanemeli Panchayat,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **REVISION AND PROPOSED ADDITIONAL RESIDENTIAL BUILDING -** District Town and Country Planning, Mamallapuram Local Planning Authority, Chengalpattu District, Thiruporur Taluk and Panchayat Union, Vadanemmeli village (Hamlet of Thiruvidanthai) village - S.F.Nos:287/3C, 287/4A, 287/5A1, 287/5B, 287/5C, 287/5D1, 287/6A, 287/6B1, 287/7E3, 287/7F3, 287/7G3, 287/7H3, 287/7I3, 287/7J, 287/7K, 287/8, 287/9A3, 287/9B3, 287/9C1, 287/11C, 287/12A, 287/13A, 287/13B, 287/14, 287/15, 287/16A, 288/7A,288/8C, 288/9A, 288/9B, 288/9C, 288/9E1, 288/10, 288/11A, 288/11B, 288/12A1, 288/12B1, 289/2A, 289/2B, 289/2C, 289/2D, 289/2E, 289/2F, 289/2G, 289/2H, 289/3A, 289/3B, 289/3C, 289/3D, 289/4, 290/15D3, 290/15F1, 290/15G1, 290/15H1, 290/15I1- Site Extent 30921.93Sqm (Considered for FSI calculation) After gifted OSR and approach road for OSR site extent 27829.15Sqm (as per document) FSI area: 35662.73 Sqm has been already approved – Now already approved

Block-7 revision and additional FSI area: 52.31Sqm - Total already approved and Revision and additional FSI area put together is 35715.04Sqm - Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant. **M/s.GT BHARATHI URBAN DEVELOPERS PRIVATE LIMITED, Represented by its Authorised Signatory Mr.Gopinath.R**, Online Application Reference No. SWP/BPA/877061/2026, Dated:25.06.2026.
2. Assistant Director / Member Secretary, Chengalpattu District Town and Country Planning Office / Mamallapuram Local Planning AuthorityInspection Report of Online Application No. SWP/BPA/0877061/2026,Dated:01.07.2026.
3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0877061/2026 dated: 01.09.2026. **(B.P/DTCP No:598/2026)**
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
6. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
7. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
8. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
10. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.

11. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
16. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
17. 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).
18. G.O.(Ms).No.95, Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
19. Resolution No.02, of 199 Mamallapuram Local Planning Authority Meeting, Dated: 01.10.2026.
20. Demand raised for payment of Centage charges, I&A Charges, Security deposit, CC Charges, Development Charges, Display board, Shelter Fund and Flag Day Fund dated on 09.09.2026
21. Payment of Scrutiny Fees, Centage charges, I&A Charges, CC Charges, Development Charges, Display board, Shelter Fund, Security deposit and Flag Day Fund received from the applicant respectively dated on 25.06.2026, 11.09.2026, 16.09.2026.
22. Director of Town and Country Planning, Technical Concurrence vide Roc No. SWP/BPA/012690/2023, Dated:14.05.2024. (Technical Concurrence No. B.P / DTCP No.210/2024)
23. Assistant Director / Member Secretary, Chengalpattu District Town and Country Planning Office / Mamallapuram Local Planning

Authority Planning Permission in vide Roc No. SWP/BPA/012690/23, Dated:27.06.2024 (SWP /B.P/ M.L.P.A.(CD-5) No. 62 /2024)

24. Director of Town and Country Planning, Technical Concurrence vide Roc No. SWP/BPA/483172/2025, Dated:04.08.2025. (Technical Concurrence No. B.P / DTCP No.395/2025)
25. Assistant Director / Member Secretary, Chengalpattu District Town and Country Planning Office / Mamallapuram Local Planning AuthorityPlanning Permission in vide Roc No. SWP/BPA/483172/2025, Dated:13.10.2025 (SWP /B.P/ M.L.P.A.(CD-5) No.104/2025)
26. G.O.Ms.No.171, Housing and Urban Development Department, Dated: 30.10.2025.
27. G.O.(Ms)No.155, Housing and Urban Development Department, (UD4(1)), dated 08.10.2025.
28. G.O.(2D)No.149, Housing and Urban Development (UD4(1) Department, Dated:01.08.2017. (Land Use Conversion)
29. Land use Conversion G.O.149, Published in Tamil Nadu Government Gazette No.38, Part VI, Section 1, Dated:20.09.2017. Page No.291.
30. Member Secretary, SEIAA Ministry of Environment and Climate Change Department, TamilNadu Environmental Clearance (EC),Identification No.EC25C3801TN5680457N,File No.11864,Category:B2, Dated:06.05.2025.
31. Block Development officer, Thiruporur Panchayat Union, letter Roc No.009/2022/A1, Dated: 16.05.2024.(Culvert Noc)

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Order:

With reference to the 1st Cited letter, the applicant M/s.GT Bharathi Urban Developers Pvt Ltd, Represented by its Authorized Signatory Mr.Gopinath.R, has requested for the revised approval of Residential building Block 7 revision and addition to the Planning Permission has already been issued for residential building in the reference 25th cited for an FSI area of 35662.73sqm consists of 11 blocks with 214 dwelling units with a site area of

30921.93sqm in S.F.Nos: S.F.Nos:287/3C, 287/4A, 287/5A1, 287/5B, 287/5C, 287/5D1, 287/6A, 287/6B1, 287/7E3, 287/7F3, 287/7G3, 287/7H3, 287/7I3, 287/7J, 287/7K, 287/8,287/9A3, 287/9B3, 287/9C1, 287/11C, 287/12A, 287/13A, 287/13B, 287/14, 287/15, 287/16A, 288/7A, 288/8C, 288/9A, 288/9B, 288/9C, 288/9E1, 288/10, 288/11A, 288/11B, 288/12A1, 288/12B1, 289/2A, 289/2B, 289/2C, 289/2D, 289/2E, 289/2F, 289/2G, 289/2H, 289/3A, 289/3B, 289/3C, 3 289/3D, 289/4, 290/15D3, 290/15F1, 290/15G1, 290/15H1, 290/15I1 Vadanemmeli village (Hamlet of Thiruvidanthai), Mamallapuram LPA, Tiruporur Taluk, Chengalpattu District.

In the above already approved site, in Block -7 consist of Ground floor + 4 Floors with 91 dwelling units with Amenities use has been already approved. Now, revised the proposal of Block-7 with 11 additional dwelling units, shop and Amenities. Proposed additional FSI area is 52.31Sqm. Total already approved and proposed additional FSI area put together is 35715.04Sqm. The boundary of site marked as “1 to 50”

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 3rd cited above – Technical Clearance number is assigned as **B.P/DTCP No.598/2026.**

As per 199th of Mamallapuram Local Planning Authority Meeting Resolution No.02, vide 19 cited above, planning permission is granted for this proposal.

The area statement for the Revision and Proposed Additional Residential building is as below.

Area of the Site –30921.93Sqm (As per already approved)

Sl. No	Description	Already Approved Building	Additional FSI Area in sqm	Additional Dwelling Units	Total FSI Area Area in sqm	Total Build Up Area in sqm	Total No of Dwelling Units
Block -7 – Residential Building							
Already Approved (91 Dwelling Units)			Revised and additional				
1.	Ground Floor (15 Units)	2246.06	741.53	5 Units	2987.59	2987.59	20
	Amenities	968.95	(-)689.22	-	279.73	279.73	Shops
	1st Floor (19 Units)	2718.31	-	2	3216.44	3216.44	21
	Amenities	498.13	-	-	-	-	-
	2nd Floor (19 Units)	2718.31	-	2	3216.44	3216.44	21
	Amenities	498.13	-	-	-	-	-
	3rd Floor (19 Units)	2718.31	-	2	3216.44	3216.44	21
	Amenities	498.13	-	-	-	-	-
	4th Floor (19 Units)	2718.31	-	-	2718.31	2718.31	19
	Amenities	498.13	-	-	498.13	498.13	Amenities
	Head Room (Non FSI-51.39Sqm)	-	-	-	-	51.39	-
	Total	**16080.77**	**52.31**	**11Units**	**16133.08**	**16184.47**	**102**

Already Approved Total FSI Area : 35662.73sqm Block -7 Revised and additional FSI area: 52.31 Sq.m

Total FSI Area: 35715.04 Sq.m

Already approved Dwelling Units : 214Units

Proposed additional Dwelling Units: 11Units

Total Dwelling Units: 225Units.

OSR land -3092.78sqm (S.Nos.287/6B2, 5D2,16B; 288 /9D, 9E2, 12A2, 12B2; 290/15H2, 15I2) and approach road for OSR land 2981.63Sqm (S.F.Nos.285/19A2, 19B2, 19C2, 20A2, 20B2, 20C2, 286/11C2, 287/3B, 4B, 5A2, 7E2, 7F2, 7G2, 7H2, 7I2, 9A2, 9B2, 9C2, 11B, 12B; 288/1B, 3B, 4B, 5B, 6B,7B, 8B; 290/15C2, 15D2, 15E2, 15F2, 15G2) land already handed over to local body vide gift deed document No.12942/2024,Dated: 19.06.2024.

1. With the above area, the Planning Permission is given to the proposed Revision and Proposed Additional Residential building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Residential building Planning Permission is numbered as **SWP/B.P/M.L.P.A(CD-5) No.102/2026.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **12.10.2026** to **11.10.2034** vide reference Government order 18th cited above.

3. The Proposed Residential Building placed in 198th MLPA Meeting and got Resolution for Planning Permission vide reference letter 19th 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. Revised Environmental Clearance is to be obtained before issuing of building Permit by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.

2. Conditions stipulated in the Environmental Clearance cited in the reference 30th issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.

3. Conditions stipulated in the Culvert NOC cited in the reference 31st issued by Block Development officer, Thiruporur Panchayat is to be followed scrupulously.

4. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.

5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

7. 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 Permission is issued subject to the condition that the applicant/developer and also the architect/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.

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

9. 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.

10. 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.

11. 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.

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

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

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed additional 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:04.02.201 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. 90578/-** Payment Receipt 20260625877061, Transaction ID 8941071892756, Date.25.06.2026.

2. Shelter Charges: **Rs.1225/-** E-Challan No: 20260916010626, Account Code: 021602800AB24303, Dated:16.09.2026.
3. Centage Charge for Land: **Rs.300/**- E-Challan No: 20260916008909, Account Code: 021703800AA22709, Dated:16.09.2026.
4. Centage Charge for Building: **Rs.1,500**/- E-Challan No: 20260916008909, Account Code: 021703800AA22709, Dated:16.09.2026.
5. Infrastructure and Amenities Charges: **Rs.22,500**/- E-Challan No: 20260916008909, Account Code: 021760800AH24399, Dated: 16.09.2026.
6. Security Deposit: **Rs.51,11,250**/- Bank Guarantee no: 0009NDDG00057826, Dated:10.09.2025, Expiry Date:31.08.2033.
7. Completion Certificate: **Rs.646**/- Payment Receipt 20260911877061, Transaction ID 9819921279346, Date.11.09.2026.
8. Display Board Charges: **Rs.1,500/-** Payment Receipt 20260911877061, Transaction ID 9819921279346, Date.11.09.2026.
9. Development Charges for Building: **Rs.720/-** Payment Receipt 20260911877061, Transaction ID 9819921279346, Date.11.09.2026.

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

Encl:
Drawing no of sheets.01 to 02.

Copy To: -

1.M/s.GT Bharathi Urban Developers Pvt Ltd,
Represented by its Authorized Signatory Mr.Gopinath.R,
NO.4 122, MADURAI SAMY MADAM STREET,
SEMBIEM, PERAMBUR, Chennai – 600011.
Ph.no: 9841005446.Email: sangeetha.vinoth@gmail.com.

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

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Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
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What land actually changed hands for around this plot, taken from the registered deeds.
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What you are allowed to build here: floor space, height, coverage and setbacks.
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- 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.

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