PP APPROVAL RECORD

Planning Permission

Survey 42 and 15 more

Paranur, Chengalpattu 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.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT

From
Thiru. G. Krishnakumar, B.E, M.Plan.
Assistant Director,
District Town and Country Planning Office
D-Block, fourth Floor,
District Collectrate Complex
Vedhanarayanapuram, Venbakkam,
Chengalpattu District – 603 111.
Phone no.044 – 27422144
Email : ddcgldistrict@gmail.com

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

Online Application No:SWP/BPA/877592/2026 Date: 12.11.2026.

Subject :

HRB – PROPOSED GROUP DEVELOPMENT RESIDENTIAL BUILDING - OFFICE OF THE DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District / Taluk, Kattankulathur Panchayat Union, Veerapuram Panchayath- Paranur Village, S.F.No. 42Pt, 43/1Pt, 124/1Pt, 124/2Pt, 155/1Pt, 155/2Pt, 156, 157/1, 157/2, 157/3, 158, 159Pt, 161/1Pt, 161/2, 161/3, 161/4Pt, 161/5Pt, 162, 164/1Pt, 166, 167/1, 167/2A1, 167/2A2, 167/2A3, 168/1A, 168/1B, 168/1C, 168/2A, 168/2B, 168/2C, 168/2D, 168/3A, 168/3B, 168/3C, 169, 170/1, 170/2, 171, 172, 173/1, 173/2, 173/3, 173/4A, 173/4B, 173/4C, 173/5, 174/1, 174/2, 174/3, 174/4, 174/5, 174/6, 175, 176/1, 176/2, 176/3, 184, 189/1, 189/2, 190, 191Pt, 192/2, 193, 194/1, 194/2, 194/3, 194/4, 194/5, 194/6, 195/1Pt, 195/2, 196Pt, 197Pt, 249/4Pt, 249/5Pt and 249/6 - Plot No. P23/1pt in Approved Mahindra World Layout No.L.P/DTCP.No.01/2017 and revised as Sub Division Layout L.P/DTCP No.10/2023 with a total site extent of 91266.00Sqm (22.543Acers) (as per patta) - Total FSI Area of 52040.78 Sqm - Technical Approved issued – Forwarded for further action - Regarding.

Reference :

1. Application Reference No. **SWP/BPA/877592/2026** Scrutiny Reference No. **ZP7B3KU3** Received from **M/s. Ashiana Housing Limited, Represented by its authorised signatory Mr.H.Dharmarajan** Dt: 20.06.2026.
2. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 23.06.2026.

3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 22.07.2026.
4. HRB Meeting held on 03.07.2026 (Agenda No.14).
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021.
8. 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.
9. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
10. G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
11. G.O.No.185, Housing and Urban Development Department, Dated: 23.12.2020.
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. 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. G.O.(Ms)No.171, Housing and Urban Development Department, (UD4(1)), Dated:30.10.2025.
16. Executive Engineer, Water Resources Department, Kancheepuram, Letter No. EVA3/ KO.28NOC-Paranur/2026, Dated:22.06.2026.
17. Structural Design and Drawings vetted by Department of Civil Engineering, Anna University, Chennai – 25. dated 23.09.2026.
18. The Director, Tamil Nadu Fire and Rescue Services Department, Chennai Proceedings NOC Letter PP NOC No.218/2026 Dated : 12.08.2026.
19. Airports Authority of India, NOC ID No.OFFKPM/SOUTH/ B/ 062126/ 2798547 Dated : 05.08.2026 **TOWER – L** [Valid up to Dt: 04.08.2034].
20. Airports Authority of India, NOC ID No.OFFKPM/SOUTH/ B/ 062226/ 2802119 Dated : 05.08.2026 **TOWER – K** [Valid up to Dt: 04.08.2034].
21. Airports Authority of India, NOC ID No.OFFKPM/SOUTH/ B/ 062126/ 2798546 Dated : 05.08.2026 **TOWER – J** [Valid up to Dt: 04.08.2034].

22. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024

23. Tamil Nadu Government Gazette No.28] Part–II, Section 2 Dt: 10.07.2024.

24. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Display board charges, Security Deposit Charges, Shelter Charge, Development Charges and Flag day fund Charges respectively dated. 27.07.2026.

25. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, CC Charges, Display board charges, Security Deposit Charges, Development Charges, Shelter Charge and Flag day fund Charges received from the applicant respectively on 20.06.2026, 26.08.2026 & 10.11.2026.

Order:

With reference to the 1st Cited letter, the applicant M/s. Ashiana Housing Limited, Represented by its authorised signatory Mr.H.Dharmarajan, has requested for the approval of Proposed construction of High Rise Residential Building and Non High Rise Residential Villas in Plot No. P23/1pt in Approved Mahindra World Layout No.L.P/DTCP.No.01/2017 and revised as Sub Division Layout L.P/DTCP No.10/2023 at Chengalpattu District / Taluk, Veerapuram Panchayath - Paranur Village, S.F.No. 42Pt, 43/1Pt, 124/1Pt, 124/2Pt, 155/1Pt, 155/2Pt, 156, 157/1, 157/2, 157/3, 158, 159Pt, 161/1Pt, 161/2, 161/3, 161/4Pt, 161/5Pt, 162, 164/1Pt, 166, 167/1, 167/2A1, 167/2A2, 167/2A3, 168/1A, 168/1B, 168/1C, 168/2A, 168/2B, 168/2C, 168/2D, 168/3A, 168/3B, 168/3C, 169, 170/1, 170/2, 171, 172, 173/1, 173/2, 173/3, 173/4A, 173/4B, 173/4C, 173/5, 174/1, 174/2, 174/3, 174/4, 174/5, 174/6, 175, 176/1, 176/2, 176/3, 184, 189/1, 189/2, 190, 191Pt, 192/2, 193, 194/1, 194/2, 194/3, 194/4, 194/5, 194/6, 195/1Pt, 195/2, 196Pt, 197Pt, 249/4Pt, 249/5Pt and 249/6 with a total site extent of 91266.00Sqm (22.543Acers) (as per patta). Total FSI Area of 52040.78 Sqm.

The above HRB Residential building proposal was placed in High Rise Building Panel meeting held on 03.07.2026. The subject was discussed and suggestions of High Rise Building panel were obtained.

The Assistant Director, Chengalpattu District Town and Country Planning Office has recommended the proposal with a site inspection remarks.

Based on the Assistant Director recommendation and High rise building panel recommendation the applicant request has been accepted.

The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP**

No: 499/ 2026.

The area statement for the High Rise Residential Building and Non High Rise Residential Villas is as below.

Total Area of the Site – 91266.00Sqm.

S.No	Description	FSI area in Sq.m	Non FSI area in Sq.m	Total Built-up area in Sq.m	Number of Dwelling Units
1.	**Villa Type Phase - I (83 Villas)**				
	Ground Floor	118.52	-	118.52	1
	Floor 01	96.02	-	96.02	
	Sub Total	214.54	-	214.54	
	Villa Type Phase – I Typical - 83				
	1X83 = 83	**17806.82**	**-**	**17806.82**	**83**
2.	**Phase – 2 Typical 3 Towers L, K,J (2-A Core)**				
	Combined Basement (Total Non FSI / 3Towers)	22.41	2138.22	2160.63	Parking & pump room
	Ground Floor	433.43	-	433.43	2
	Floor 01	423.40	-	423.40	2
	Floor 02	423.40	-	423.40	2
	Floor 03	423.40	-	423.40	2
	Floor 04	423.40	-	423.40	2
	Floor 05	423.40	-	423.40	2
	Floor 06	423.40	-	423.40	2
	Floor 07	423.40	-	423.40	2
	Floor08	423.40	-	423.40	2
	Floor09	423.40	-	423.40	2
	Floor10	423.40	-	423.40	2
	Floor11	423.40	-	423.40	2
	Floor12	423.40	-	423.40	2
	Floor13	423.40	-	423.40	2
	Floor14	423.40	-	423.40	2

	Floor15	423.40	-	423.40	2
	Floor16	423.40	-	423.40	2
	Floor17	423.40	-	423.40	2
	Floor18	423.40	-	423.40	2
	Floor19	423.40	-	423.40	2
	Floor20	423.40	-	423.40	2
	Floor21	423.40	-	423.40	2
	Floor22	423.40	-	423.40	2
	Terrace	-	81.92	81.92	-
	1 Tower Sub Total	9770.64	2220.14	11990.78	46
	3 Towers Total	**29311.92**	**6660.42**	**35972.34**	**138**
3.	**Phase – 2 Club House**				
	Ground Floor	2696.94	-	2696.94	-
	Floor 01	1960.46	-	1960.46	-
	Terrace	-	117.82	117.82	-
	Sub Total	**4657.40**	**117.82**	**4775.22**	-
4.	**Gas Bank Phase – 1**				
	Ground Floor	23.76	-	23.76	-
	Typical – 2 Nos x 2	**47.52**	**-**	**47.52**	-
5.	**Worship Hall Phase - 2**				
	Ground Floor	**161.12**	**-**	**161.12**	-
6.	**OWC**				
	Ground Floor	**56.00**	**-**	**56.00**	-
7.	Security Room				
	Ground Floor	-	6.25	6.25	-
	3 Nos x 3	-	**18.75**	**18.75**	-
Grand Total		**52040.78**	**6796.99**	**58837.77**	**221**

Total FSI Area : 52040.78 Sq.m

With the above area, the proposed HRB Group Development Residential Building proposal is given Technical approval with the following special and general conditions under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/ GROUP DEVELOPMENT RESIDENTIAL BUILDING /A.D./DTCP(CD3)No. 116/2026.**

SPECIAL CONDITIONS:

1) Structural Design and drawings generally reviewed by Superintending Engineer Division, Anna University, Chennai is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.

2) Conditions stipulated in the NOC cited in the reference 18th issued by DGP/ Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

3) Conditions stipulated in the Airport Authority NOC cited in the reference 19th, 20th & 21st issued by Airport Authority of India is to be followed scrupulously..

4) 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.

5) As per TNCD&BR 2019 Permission is to be obtained from concerned Executive Authority of before operation of swimming pool.

6) The provisions of the Rainwater Harvesting Guidelines for the Construction, Rejuvenation and Maintenance of Rainwater Harvesting Structures for Sustainable Water Management, issued vide G.O.(Ms.) No.193, Municipal Administration and Water Supply Department, dated 02.11.2026, shall be duly observed and implemented, wherever applicable.

7) As per the G.O(Ms)No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 For Residential buildings 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 empaneled agency is to be submitted before issue of Planning Permission from the District Town and Country Planning Office Chengalpattu.

9) Conditions stipulated in the WRD Noc for inundation cited in the reference 16th issued by Executive Engineer, WRD, Keelpaalaru basin division is to be followed scrupulously.

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

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

12) 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.

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

14) 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.

15) 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.

CONDITIONS:

1. Solar water heating system to be provided to the proposed Group Development Residential 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.

12. Assistant Director, Chengalpattu District Town and Country Planning Office, Revised Sub Division approval order for Plot No:23/1 (P23/1A, P23/1B, P23/1C and P23/1D)) issued vide Roc No: SLQZDMPY/2026/TCP dated 10-11-2026.

The fees collected from the applicant are as follows.

1. **Scrutiny Fee - Rs.2,59,091/-** Payment Receipt No. 20260620877592
   Transaction ID : 4895378991225 Dt: 20.06.2026.

2. **Centage Charge for Building – Rs.40,000/-** E-Challan No. 20260826021640
   Dt: 26.08.2026

3. **Centage Charge for Land – Rs.300/-** E-Challan No. 20260826021640
   Dt: 26.08.2026

4. **Infrastructure & Amenitites Charges – 1,95,37,500/-**
   E-Challan No. 20260826021640 Dt: 26.08.2026

5. **Shelter Charge – Rs.87,22,616/-** E-Challan No. 20260826021817
   Dt: 26.08.2026

6. **Display Charges – Rs.10,000/-** Payment Receipt No. 20260826877592
   Transaction ID : 8730892632946 Dt: 26.08.2026

7. **CC Charges – Rs.6,33,941/-** Payment Receipt No. 20260826877592
   Transaction ID : 8730892632946 Dt: 26.08.2026

8. **Security Deposit Charges – Rs.97,68,750/-** Payment Receipt No. 20260826877592
   Transaction ID : 8730892632946 Dt: 26.08.2026

9. **Development Fee for Building – Rs.7,06,800/-** Payment Receipt No. 20260826877592
   Transaction ID : 8730892632946 Dt: 26.08.2026

10. **Development Fee for Land – Rs.3,65,064/-** Payment Receipt No. 20260826877592
    Transaction ID : 8730892632946 Dt: 26.08.2026

11. **Flag Day Fund Fee – Rs.25,000/-** Receipt No: FD/FUND/2587288
    Acknowledgement Ref. No:FL34659186632 Dt: 10.11.2026

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

Copy to :-

1. M/s. ASHIANA HOUSING LIMITED,

Ashiana Vatsalya, Plot No.23,

2nd Avenue, Mahindra World City,

Paranur Village

Chengalpattu Taluk

Pin Code – 603 002.

Mob : 9176827666

Email Id : GP.Vijay@ashianahousing.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.
/landlens/deal-room

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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

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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.