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APPROVAL RECORD

Planning Permission

Ramanathapuram
Kancheepuram 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.



PROCEEDINGS OF THE ASSISTANT DIRECTOR/DEPUTY DIRECTOR(I/c),
DISTRICT TOWN AND COUNTRY PLANNING DEPARTMENT
KANCHEEPURAM DISTRICT
Online Building Plan Application-Technical Approval

SWP Application No: SWP/BPA/008030/2023

Date: 13 .05.2024

Sir / Madam,

Subject : Commercial Building – District Town and Country Planning, Kancheepuram District
– Kancheepuram District – Sriperumbudur Taluk – Mambakkam Village –
Future Development site (part) in the already approved Group Development vide
Roc No. 1656 / 2010 / Spl.Cell., Dated: 07.04.2010 in S.F.Nos.69/2B,
69/3, 69/4, 69/5, 69/6, 69/14B, 69/15B, 69/16B, 69/17B,
69/18A1 & 69/18A2 –Site Extent of 2470.00 sq.m – FSI area of
4637.53 sq.m (Basement + Ground Floor + 4 Floors) – Technical
Concurrence received – Technical Approval is issued – Forwarded for further
action – Regarding.

Reference :

1. The Director, Town & Country Planning Department, Chennai
Technical Concurrence issued through online SWP Application No.
SWP/BPA/008030/2023, DATED: 09.01.2024
2. Mr.Charles vasantha kumar, Online Application
No.SWP/BPA/0008030/2023, Dated:10.03.2023 &
11.07.2023 & 23.11.2023
3. The Assistant Director / Deputy Director (i/c), Kancheepuram
Inspection Report on Dated:25.08.2023
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.79, Housing and Urban Development Department, Dated:04.05.2017
11. Director of Town and Country Planning, Chennai circular Letter RocNo. 7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter RocNo. 21075/2009/BA1, Dated: 27.06.2012
13. Director of Town and Country Planning, Chennai circular Letter RocNo. 12201/2017/BA1, Dated: 22.09.2017
14. Director of Town and Country Planning, Chennai circular Letter RocNo. 14227/2017/Spl.Cell, Dated: 14.12.2017
15. Director of Town and Country Planning, Chennai circular Letter RocNo. 4326/2019/BA2, Dated: 05.02.2020
16. District officer, Fire & Rescue Services, Kancheepuram, L.Dis.No.4028/A/2022, Dated: 03.06.2022.
17. Dy. General Manager (Tech) & Project Director, National Highways Authority of India, NOC No.11013/2002/P1U-K/GIRI/150, Dated: 23.01.2015.
18. Executive Engineer, Water Resource Department NOC Letter No.Iv.a.1(M)KO.60NOC (Mambakkam-69/18A2), Dated: 04.2019.
19. DTCP Approval Group Development vide Roc.No.1656/2010/spl.cell, Dated: 07.04.2010.
20. Demand requested to applicant through online dated: 12.01.2024.
21. Demand received from Applicant through online dated: 03.05.2024. Balance Scrutiny Fee Rs.10,000/- received through offline dated: 08.05.2024.

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Order

1. With reference to the 1st Cited letter, the applicant Mr.Charles vasantha kumar has requested for the Commercial building approval at Kancheepuram District, Sriperumbudur Taluk, Mambakkam Village, Future Development part site in the already approved Group Development vide Roc No. 1656 / 2010 / Spl.Cell., Dated: 07.04.2010 in S.F.Nos.69/2B, 69/3, 69/4, 69/5, 69/6, 69/14B, 69/15B, 69/16B, 69/17B, 69/18A1 & 69/18A2 with Site Extent : 2470.00 sq.m – FSI area of 4637.53 sq.m. The Director, DTCP Chennai has been accepted and the site sub divided from the already approved group

development site vide Roc No. 1656/2010/Spl.Cell, Dated: 07.04.2010 and the site extent 2470.00 sq.m has been marked as "1to 6" for site approval and the proposed commercial building shown below the Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / D.T.C.PNo: 17 / 2024**.

2. The area statement for the Proposed Commercial Building is as below.

Area of the Site – 2470.00 Sq.m.

Proposed Building details: Commercial Building (Office)

S.No.	Description	FSI (sqm)	Non FSI Area(sqm)	Total Buildup Area (sqm)
1	Basement Floor (Parking)	26.04	1678.71	1704.75
2	Ground Floor	1202.81	3.87	1206.68
3	First Floor	852.17	11.64	863.81
4	Second Floor	852.17	11.64	863.81
5	Third Floor	852.17	11.64	863.81
6	Fourth Floor	852.17	11.64	863.81
7	Terrace Floor	–	116.41	116.41
	Total Area	4637.53	1845.55	6483.08

Total FSI Area – 4637.53 sq.m

FSI Achieved – 1.878 < 2.0

The Technical Concurrence recieved with the following Special and General Conditions:

With reference to the 4 to 15 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 20th cited. As per 21st cited above the fees 1) Scrutiny fees: Rs.8,885/- + Rs.10,000/- (Offline), 2) Centage Charge for Land Rs.600/-, 3) Centage Charge for Building Rs.20,000/-, 4) Infrastructure and Amenities Charges Including late fee Rs.18,36,105/-, 5) Shelter Charge Rs.2,64,795/-, 6) Display Board Charges Rs.1,500/- 7) Security Deposit Charges Rs.8,70,000/-, 8) CC Charges Rs.69,799/- are received in the government head of account through online single window portal. In continuation of receipt of the

above said fees, the Technical Approval is issued under section 47(A) of Town and Country planning Act 1971 for the above proposal and numbered as **SWP/B.P/D.D.T.C.P (KPM) No.15/2024 (Sheets: 3)** with the following Special and General conditions

Special Conditions

1. The OSR area has already gifted to the local body vide Gift deed document No. 293/2011(It is already approved Group Development site vide Roc No. 1656 /2010 / Spl.Cell)
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. The conditions imposed by the Water Resources Department letter cited in the reference no. 18 should be followed.
4. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR,2019.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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.

8. If the site is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in G.O 79, H&UD department dated: 04.05.2017. The payment of charges shall be made under the following head of account.
9. Completion Certificate must be obtained stage wise as stated in annexure-14 of TNCDBR- 2019, through online Single Window System (onlineppa.tn.gov.in) before commencement of usage of the building.
10. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons 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 Authority. The applicant has to comply the said provisions.

Head of Account:

"0217 Urban Development – 60 other Urban
Development Schemes – 800 other Receipts – AS
Receipts under Land Use Conversion Charges-27"
Non Taxation fees – 09 Collections
(DPC: 0217-60-800-AS 22709)"

General Conditions

1. Solar water heating system to be provided to the proposed industrial 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
5. G.O.18 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & 31.01.2020.
6. 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.
7. Mosquito netting to be provided at OHT and well.
8. Fire rescue equipment should be provided as per Rules
9. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
10. Fly Ash bricks and Materials must be used for construction.

11. 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.

12. 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.

Encl:

Drawing sheets: 1 to 3

Assistant Director / Deputy Director (I/c),
District of Town & Country Planning Office,
Kancheepuram District.

To

The President,
Mambakkam Village,
Sriperumbudur Panchayat Union / Taluk,
Kancheepuram District.

Copy to

1. Mr.Charles vasantha kumar,
G-002, Phase 1 Ground Floor,
Spencer Plaza Anna Salai,
Egmore, Chennai – 600 002
Ph.No: 8056892444
E-mail id: mohideenrayan@gmail.com
2. Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

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
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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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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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.

