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

SWP Application NO: SWP/BPA/007109/2023

Date: 05.2023

Subject: Residential Building - District Town and Country Planning Office, Kancheepuram District -Kundrathur Taluk-Manimangalam 'A' Village, S.F.No. 285/2B2 - having site extent of 1700.00 Sq.m. and FSI area of 4415.50 Sq.m for the proposed construction of Residential Building with Stilt . 5 Floors - Technical Approval issued -Forwarded for further action - Regarding

Reference:

- 1 Mr.Ramesh Online Application No.SWP/BPA/007109/2023, Dated: 06.02.2023(Scrutiny Reference No: MFN67C4B)
- 2 Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No.SWP/BPA/007109/2023, Dated 16.05.2023
- 3 G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012
- 4 G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
- 5 G.O.No.1, Housing and Urban Development Department, Dated: 05.01.2021
- 6 G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
- 7 G.O.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
- 8 G.O.No.54, Housing and Urban Development Department, Dated: 12.03.2020.
- 9 G.O.No.79, Housing and Urban Development Department, Dated: 04.05.2017.
- 10 Director of Town and Country Planning, Chennai (Circular) Letter RocNo.7486/2009/BA2 Dated: 16.04.2009.
- 11 Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
- 12 Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

1
For MARUTHAM APPARTMENT


Partner

13. Director of Town and Country Planning, Chennai Letter RocNo.14227/2017/Spl.cell,
Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai Letter Roc No. 4326/2019/BA2,
Dated: 05.02.2020.
15. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1
Dated: 23.04.2022 & 11.04.2023
16. District Collector, Kancheepuram District, NOC.R.DisNo: 28933/2011/B2, Dated:
03.05.2013.
17. Demand requested by this office through online OSR fees dated on: 23.05.2023 & Other
fees dated on: 25.05.2023.
18. Payment received from applicant Mr. Ramesh through online Dated: 24.05.2023 &
26.05.2023.

Order:

With reference to the letter 1st cited the applicant Mr. Ramesh, has requested for the approval of Residential building with Stilt , 5 Floors in Kancheepuram District — Kundrathur Taluk/Panchayat Union-Manimangalam 'A' Village, S.F.No. 285/2B2-having site extent of 1700.00 Sq.m. and FSI area of 4415.50 Sq.m - with reference to the letter 2nd cited The Director of Town and Country Planning, Chennai, Processed the applicants request based on the site inspection and specific remarks of the Assistant Director, Kancheepuram and this Residential Building applications has been accepted by The Director of Town and Country Planning, Chennai. The Technical Concurrence is issued under section 47(A) of Town and Country Planning Act, 1971 for the above proposal and numbered as **BP/DTCP NO: 167/2023**

Area Statement:

Site Extent -1700.0 Sq.m

Proposed Building details: Residential Building

Description	FSI (Sq.m)	Non FSI Area(Sqm)	Total Buildup Area (Sq.m)	No of Dwelling Units
Stilt Floor	-	957.22	957.22	Parking
First Floor	936.60	-	936.60	8
Second Floor	936.60	-	936.60	8

Third Floor	936.60	-	936.60	8
Fourth Floor	936.60	-	936.60	8
Fifth Floor (Include Gym & Indoor Games)	669.10	-	669.10	5
Head Room & Lift Machine Room	-	58.03	58.03	-
Total Area	4415.50	1015.25	5430.75	37

Total FSI Area-4415.50 Sq.m

FSI Achieved - 2597 and Premium FSI - 0597

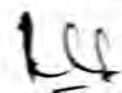
OSR 10% fees paid

With reference to the 3 to 15 cited above G.Os and Circulars, the fees payable to the Government are demanded to the applicant as per 18 cited. And as per the reference cited in 18 the requested fee such as 1) Scrutiny fee Rs. 13,4,22/-. 2) Centage Charge for Land Rs.300/-. 3) Centage Charge for Building-Rs.50,000/-. 4) Infrastructure and Amenities Charge Rs. 16,68,750/-. 5) CC Charge Rs. 58,454/-. 6) Security Deposit Rs. 8,34,375/-. 7) Shelter Charge Rs. 1,37,968/-. 8) Premium FSI Charge Rs. 4391173/-. 9) OSR Charge Rs. 680582/-. 10) Display Board Charge Rs. 1500/- are received in the Government head of account through online single window portal. In continuation of receipt of the above said fees, the boundary of the site has been marked as 'A to D' and the Technical Approval is issued under section 47(A) of Town and Country Planning Act 1971 for the above proposal and numbered as SWP/BP (BUILDING) / D.D.T.CP (KPM) No. 07/2023 (Sheets 1 to 3) with the following special and general conditions

Special Conditions

1. The conditions imposed in the District collector letter cited in the reference no. 16 should be followed.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

For MARUTHAM APPARTMENT³

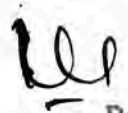

Partno

4. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule are made there under and do 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.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
6. This office 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 applicants is being verified for the applicants 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.
7. 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.

General Conditions:

1. As per TNCD & BR, 2019, Rule 44(2) 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.

For MARUTHAM APPARTMENT⁴


Partner

- 136
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 TNCD BR -2019 annexure.
 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 G.O. No.341 MAWS dated: 03.11.2004 "U" Trap in the septic tank design to be provided.
 9. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for Discharge of sewage.
 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 permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
 13. 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.
 14. 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

5
For MARUTHAM APPARTMENT


Partner

137
conversion charges before issuing the final approval as envisaged in Government Order under the reference 9th cited above. The payment of charges shall be made under the following head of account.

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).

- 15 The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail
Encl:
Drawing sheet 1 to 3

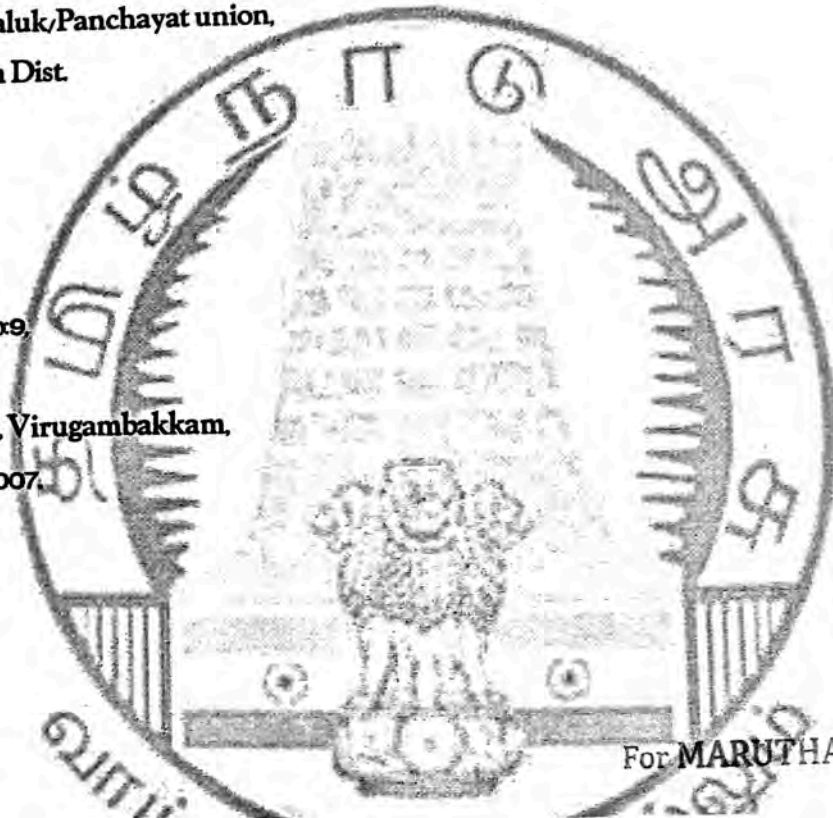
**Assistant Director/ Deputy Director (i/c)
District of Town & Country Planning,
Kancheepuram District.**

To:

**The President,
Kundrathur Taluk/Panchayat union,
Kancheepuram Dist.**

Copy to:

**Mr. Ramesh,
No:53, Door No:9,
5th Main road,
Natesan Nagar, Virugambakkam,
Chennai - 600 007.**



Document certified by Shantha Kumari P.

Signed by: Deputy Director
Location: Kancheepuram
Date: 2023.06.26 16:32:30

6

For MARUTHAM APPARTMENT

(Signature)

Partner

கட்டிட உரிம ஒப்புதல் அளித்தல்

மணிமங்கலம் ஊராட்சி மன்ற தலைவர்/செயல் அலுவலர் அவர்களின் செயல்முறைகள்
3.எண் 36/2023-24 முன்னிலை: திரு.இரா.ஐயப்பன் நாள்:14-07-2023

பொருள்: கட்டிட உரிம அனுமதி-மணிமங்கலம் ஊராட்சி-குன்றத்தூர் ஒன்றியம்(இ) படப்பை-

புலஎண்285/282- ந.உ.அ.எண்167/2023-கட்டிட உரிம ஒப்புதல் அளித்தல் -தொடர்பாக:

பார்வை:1.திரு.ரமேஷ்,அவர்களின் விண்ணப்பநாள்:07-07-2023

2.அரசாணைஎண் 255 உ.வ.துறை நாள்:18.08.1997

3.ந.உ.அ.எண்167/2023

ஆணை

குன்றத்தூர் ஊராட்சி ஒன்றியத்தைச் சேர்ந்த, மணிமங்கலம் ஊராட்சியில், புலஎண்285/282 ந.உ.அ.எண்167/2023, திரு.ரமேஷ், என்பவருக்கு கீழ்க்கண்ட நிபந்தனைகளுக்கு உட்பட்டு குடியிருப்பு வீடுகள் கட்ட ந.க.எண்36/2023-24 நாள்14-07-2023 ன்படி அனுமதி அளித்து உத்திரவிடப்படுகிறது. இந்த அனுமதியானது 14-07-2023 ன் தேதி முதல் 13-07-2023 ன் தேதி முடிய ஐந்தாண்டு காலத்திற்கு மட்டுமே செல்லுபடியாகும். மழைநீர் சேகரிப்பு, கழிப்பிட வசதி கண்டிப்பாக அமைக்கப்பட வேண்டும்.

நிபந்தனைகள்

- 1.1997ஆம் ஆண்டு கட்டிட விதிகளின்படி கட்டிடத்தின் முன்புறமும், பின்புறமும் இருபக்கங்களிலும் திறவிடம் விடப்பட வேண்டும்.
- 2.இவ்வாணை தமிழ்நாடு 1997ஆம் ஆண்டு கட்டிட விதிகளில் கூறப்பட்டுள்ள அனைத்து விதிகளுக்கும் உட்பட்டது.
- 3.அரசு மற்றும் தனியார் நிலங்களில் ஆக்கிரமிப்புகள் ஏதும் செய்யக்கூடாது.
- 4.நிலம், கட்டிடத்திற்கு ஒப்புதல் வழங்கப்பட்ட வரைபடங்கள் (ம) உத்திரவுகள் கட்டிட வேலை நடந்து கொண்டிருக்கும் போது எந்நேரமும் ஆய்வு செய்யும் வண்ணம் வேலை நடைபெறும் இடத்தில் வைக்கப்பட வேண்டும்.
- 5.அனுமதிக்கப்பட்ட கால அளவிற்குள் கட்டிடம் கட்டி முடிக்கப்படவில்லை எனில் இவ்வுத்திரவு காலம் புதுப்பிக்கப்பட வேண்டும்.
- 6.ஒப்புதல் வழங்கப்பட்ட வரைபடங்களில் மாறுதல் ஏதேனும் செய்ய வேண்டியிருந்தால் அதற்கான முன் அனுமதி பெற வேண்டும்.
- 7.இவ்வாணை மற்றும் ஒப்புதல் அளிக்கப்பட்ட வரைபடங்களின் மூலம் விதிமுறைகளை பின்பற்றுவதில் மனுதாரர் ஏதும் உரிமை கொண்டாட முடியாது.
- 8.இவ்வலுவலகத்தில் இருந்து முடிவு அறிக்கை பெறாமல் கட்டிடத்தில் குடிபுகக் கூடாது.
- 9.கழிவுநீர் அனைத்தும் வீட்டின்கீழ் சேகரிக்கப்பட்டுள்ளேயே பூமியில் உரிஞ்சப்படும் வகையில் கட்டப்பட வேண்டும்.
- 10.புதிய கட்டிடங்களையும் அதன் சுற்றுப்புறங்களையும் மற்றவர்களுக்கு தொந்தரவு ஏற்படாவண்ணம் சுத்தமாக வைத்திருக்க வேண்டும்.
- 11.எந்த உபயோகத்திற்கு கட்டிட அனுமதி பெறப்பட்டதோ, அந்த உபயோகத்திற்கு மட்டும் கட்டிடம் பயன்படுத்த வேண்டும்.
- 12.கட்டிடம் முடிவுற்றவுடன், முடிவுற்ற விவரம் ஊராட்சிக்கு தெரிவிக்க வேண்டும்.
- 13.நில உரிமை தொடர்பாகவோ (அ) வேறுவிதத்திலோ பிரச்சனை ஏதேனும் இருப்பின் இதுகுறித்து ஆக்கிரமிப்பை அகற்றுதல் (ம) நீதிமன்றம் தொடர்பான நடவடிக்கைகள் இவ்வாணையை எவ்விதத்திலும் கட்டுப்படுத்தாது.
- 14.விண்ணப்பதாரர் தவறான ஆவணங்கள் மற்றும் தகவல்களை கொடுத்து ஒப்புதல் பெற்றால் இவ்வாணை மாற்றப்படவோ அல்லது இரத்து செய்யப்படலாம்.
- 15.இவ்வாணை அனுமதி அளிக்கப்படும் நாளிலிருந்து ஐந்தாண்டு காலத்திற்குள் செல்லுபடிக்காது.

பெறுநர்

திரு.ரமேஷ்,
எண்53/95வது மெயின் தெரு
நடேசன் நகர், விருகம்பாக்கம்,
சென்னை-600 007

தலைவர்/செயல் அலுவலர்
மணிமங்கலம் ஊராட்சி

14.7.2023

For MARUTHAM APPARTMENT

Partner



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Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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Chennai, India

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