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

From
Thiru. G.Raghul Kumar, M.E.,
Assistant Director,
District Town and Country Planning,
Chengalpattu District,
124, GST Road, Municipal Shopping complex,
Chengalpattu 603 001.
E-mail: ddcgldistrict@gmail.com
Ph : 044 - 27422144

To
The President,
Melakottaiyur Panchayat,
Vandalur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0004499/2022, Date: .10.2023.

Subject : **HRB- RESIDENTIAL BUILDING** - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District – Vandalur Taluk – Melakottaiyur Village, S.F.Nos. 108/B2; 109/1, 2, 4A3, 4A4; 111/1C1A, 1C1B; 112/1, 2, 4, 5; 113/1, 2, 3; 114/2, 3A, 3B, 3C, 4, 5, 6, 7; 115/1, 2, 3, 4; 116; 117/1, 2, 3, 4, 5, 6; 120/1; 121/2; 122/1A, 1B, 2; 123/1, 2, 3, 4, 5, 6, 7; 124/2, 3, 4, 5; 125/1A, 1B, 2A, 2B; 126; 127/1, 2, 3A, 3B; 128/1, 2, 3, 4, 5; 129/1, 2; 130/1, 2A, 2B1, 2B2, 3, 4; 131; 132/2A, 2B; 133/1, 2; 134/1, 2A, 2B, 2C; 136/1 and 136/2 with a Site Area of 155250 sq.m (As per patta) - FSI Area of 183044.27 sq.m – 1402 Dwelling units - Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. Applicant. M/s.Casagrand Magnum Private Limited, Online Application Reference No.SWP/BPA/0004499/2022, Dated: 22.12.2022
2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 19.10.2023.
3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/0004499/2022, Dated:31.01.2023.
4. HRB Meeting held on 21.02.2023, Subject No.5, and HRB Meeting held on 28.04.2023 Subject No.15 and HRB Meeting held on 15.09.2023 Subject No.9

For CASAGRAND MAGNUM PRIVATE LIMITED

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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.16, Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
9. 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.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
11. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
12. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
13. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
14. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
18. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges and Shelter Fund Charges respectively dated. 20.10.2023

17. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges and Shelter Fund Charges received from the applicant respectively on 22.12.2022 and 27.10.2023.
18. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.12344/C1/2022,dated:30.09.2022.PP Noc.No.129/2022.

For CASAGRAND MAGNUM PRIVATE LIMITED

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19. DGP/Director, Tamil Nadu Fire and Rescue Services Department, Noc Amendment. K.Dis.No.2235/C1/2023,dated:15.02.2023.
20. Airport Authority in NOC ID No. CHEN/ SOUTH/B/102122/713130, Dated:28.10.2022.
21. Airport Authority in NOC ID No. CHEN/ SOUTH/B/102122/713131, Dated:28.10.2022.
22. Airport Authority in NOC ID No. CHEN/ SOUTH/B/102122/713132, Dated:28.10.2022.
23. Airport Authority in NOC ID No. CHEN/ SOUTH/B/102122/713133, Dated:28.10.2022.
24. HQ, Training Command, IAF,JC Nagar Post, Bengaluru letter No. TC/4906/ATS (Ty-BM-DCCCXLII), Dated:19.06.2023.
25. Environmental Clearance (EC),Letter No. SEIAA-TN/F.No.9420/EC No.926/2023, Dated:03.04.2023.
26. District Collector, Chengalpattu District wet land NOC letter Roc no : 9736/2021/A2, Dated: 19.07.2022
27. National monuments Authority of India (Tamilnadu) NOC no: F.NOC.2185/NMA/CA (TN)/2022/262, Dated: 01.02.2023.

******

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection and forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. In the 2nd Cited letter, Chengalpattu District–Chengalpattu District – Vandalur Taluk – Melakottaiyur Village, S.F.Nos. 108/B2; 109/1, 2, 4A3, 4A4; 111/1C1A, 1C1B; 112/1, 2, 4, 5; 113/1, 2, 3; 114/2, 3A, 3B, 3C, 4, 5, 6, 7; 115/1, 2, 3, 4; 116; 117/1, 2, 3, 4, 5, 6; 120/1; 121/2; 122/1A, 1B, 2; 123/1, 2, 3, 4, 5, 6, 7; 124/2, 3, 4, 5; 125/1A, 1B, 2A, 2B; 126; 127/1, 2, 3A, 3B; 128/1, 2, 3, 4, 5; 129/1, 2; 130/1, 2A, 2B1, 2B2, 3, 4; 131; 132/2A, 2B; 133/1, 2; 134/1, 2A, 2B, 2C; 136/1 and 136/2 with a Site Area of 155250 sq.m (As per patta) - FSI Area of 183044.27 sq.m – 1402 Dwelling units Technical concurrence for Residential building has been issued and the boundary of the site has been marked as "1 to 75" and the number is assigned as **SWP/B.P./Chennai – DTCP No.394/2023.**

The area Statement for the Proposed High Rise Residential building is as below.

For CASAGRAND MAGNUM PRIVATE LIMITED

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Total Area of the Site – 155250 sq.m (As per Patta)

Land Extent Taken for FSI After deducting to be Gifted Road Area – 1 : 153692.40 sq.m

Land Extent Taken for OSR after deducting to be Gifted Road area – 1&2 : 151204 sq.m

Residential Building Area details in Sq.m.

Sl.No.	Floor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
1.	Combined Basement -1 (Block 1, 2, 3, 4)	1203.32	25112.60	26315.92	
2.	Combined Basement -2 (Block 1, 2, 3, 4)	--	23912.25	23912.25	
Block-1 (Residential)					
1.	Ground Floor Area	1503.70	6.69	1510.39	11
2.	1st Floor Area	1430.42	--	1430.42	12
3.	2nd Floor Area	1430.42	--	1430.42	12
4.	3rd Floor Area	1427.77	--	1427.77	12
5.	4th Floor Area	1427.77	--	1427.77	12
6.	5th Floor Area	1427.77	--	1427.77	12
7.	6th Floor Area	1427.77	--	1427.77	12
8.	7th Floor Area	1427.77	--	1427.77	12
9.	8th Floor Area	1427.77	--	1427.77	12
10.	9th Floor Area	1427.77	--	1427.77	12
11.	10th Floor Area	1427.77	--	1427.77	12
12.	11th Floor Area	1427.77	--	1427.77	12
13.	12th Floor Area	1427.77	--	1427.77	12
14.	13th Floor Area	1427.77	--	1427.77	12
15.	14th Floor Area	1427.77	--	1427.77	12
16.	15th Floor Area	1427.77	--	1427.77	12
17.	16th Floor Area	1427.77	--	1427.77	12
18.	17th Floor Area	1427.77	--	1427.77	12
19.	18th Floor Area	1427.77	--	1427.77	12
20.	19th Floor Area (Refuge Floor)	1497.91	--	1497.91	12
21.	20th Floor Area	1427.77	--	1427.77	12
22.	21th Floor Area	1427.77	--	1427.77	12
23.	22nd Floor Area	1427.77	--	1427.77	12
24.	23rd Floor Area	1427.77	--	1427.77	12
25.	24th Floor Area	1427.77	--	1427.77	12
26.	25th Floor Area	1427.77	--	1427.77	12
27.	26th Floor Area	1427.77	--	1427.77	12
28.	27th Floor Area	1427.77	--	1427.77	12
29.	28th Floor Area	1427.77	--	1427.77	12
30.	29th Floor Area (Refuge Floor)	1497.91	--	1497.91	12

For CASAGRAND MAGNUM PRIVATE LIMITED

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31.	10th Floor Area	1427.77	--	1427.77	12
32.	30th Floor Area	1427.77	--	1427.77	12
33.	31th Floor Area	1427.77	--	1427.77	12
34.	32nd Floor Area	1427.77	--	1427.77	12
35.	33rd Floor Area	1427.77	--	1427.77	12
36.	34th Floor Area	1427.77	--	1427.77	12
37.	35th Floor Area	1427.77	--	1427.77	12
38.	36th Floor Area	1427.77	--	1427.77	12
39.	Terrace Floor Area	--	40.72	40.72	--
Block- 1 Total		**53049.00**	**47.41**	**53096.41**	**443**

Sl.No.	Floor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
Block-2 (Residential)					
1.	Ground Floor Area	1498.12	6.16	1504.28	11
2.	1st Floor Area	1429.05	--	1429.05	12
3.	2nd Floor Area	1429.05	--	1429.05	12
4.	3rd Floor Area	1425.79	--	1425.79	12
5.	4th Floor Area	1425.79	--	1425.79	12
6.	5th Floor Area	1425.79	--	1425.79	12
7.	6th Floor Area	1425.79	--	1425.79	12
8.	7th Floor Area	1425.79	--	1425.79	12
9.	8th Floor Area	1425.79	--	1425.79	12
10.	9th Floor Area	1425.79	--	1425.79	12
11.	10th Floor Area	1425.79	--	1425.79	12
12.	11th Floor Area	1425.79	--	1425.79	12
13.	12th Floor Area	1425.79	--	1425.79	12
14.	13th Floor Area	1425.79	--	1425.79	12
15.	14th Floor Area	1425.79	--	1425.79	12
16.	15th Floor Area	1425.79	--	1425.79	12
17.	16th Floor Area	1425.79	--	1425.79	12
18.	17th Floor Area	1425.79	--	1425.79	12
19.	18th Floor Area	1425.79	--	1425.79	12
20.	19th Floor Area (Refuge Floor)	1495.48	--	1495.48	12
21.	20th Floor Area	1425.79	--	1425.79	12
22.	21th Floor Area	1425.79	--	1425.79	12
23.	22nd Floor Area	1425.79	--	1425.79	12
24.	23rd Floor Area	1425.79	--	1425.79	12
25.	24th Floor Area	1425.79	--	1425.79	12
26.	25th Floor Area	1425.79	--	1425.79	12
27.	26th Floor Area	1425.79	--	1425.79	12
28.	27th Floor Area	1425.79	--	1425.79	12
29.	28th Floor Area	1425.79	--	1425.79	12
30.	29th Floor Area (Refuge Floor)	1495.48	--	1495.48	12
31.	10th Floor Area	1425.79	--	1425.79	12
32.	30th Floor Area	1425.79	--	1425.79	12

For CASAGRAND MAGNUM PRIVATE LIMITED

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33.	31th Floor Area	1425.79	--	1425.79	12
34.	32nd Floor Area	1425.79	--	1425.79	12
35.	33rd Floor Area	1425.79	--	1425.79	12
36.	34th Floor Area	1425.79	--	1425.79	12
37.	35th Floor Area	1425.79	--	1425.79	12
38.	36th Floor Area	1425.79	--	1425.79	12
39.	Terrace Floor Area	0.00	41.03	41.03	0
Block- 2 Total		**52972.46**	**47.19**	**53019.65**	**443**

Sl.No.	Floor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
Block-3 (Residential)					
1.	Ground Floor Area	1894.26	5.56	1899.82	12
2.	1st Floor Area	1823.27	--	1823.27	14
3.	2nd Floor Area	1823.27	--	1823.27	14
4.	3rd Floor Area	1889.80	--	1889.80	14
5.	4th Floor Area	1857.46	--	1857.46	14
6.	5th Floor Area	1857.46	--	1857.46	14
7.	6th Floor Area	1857.46	--	1857.46	14
8.	7th Floor Area	1857.46	--	1857.46	14
9.	8th Floor Area	1857.46	--	1857.46	14
10.	9th Floor Area	1857.46	--	1857.46	14
11.	10th Floor Area	1857.46	--	1857.46	14
12.	11th Floor Area	1857.46	--	1857.46	14
13.	12th Floor Area	1857.46	--	1857.46	14
14.	13th Floor Area	1857.46	--	1857.46	14
15.	14th Floor Area	1857.46	--	1857.46	14
16.	15th Floor Area	1857.46	--	1857.46	14
17.	16th Floor Area	1857.46	--	1857.46	14
18.	17th Floor Area	1857.46	--	1857.46	14
19.	18th Floor Area	1857.46	--	1857.46	14
20.	19th Floor Area (Refuge Floor)	1948.81	--	1948.81	14
21.	20th Floor Area	1857.46	--	1857.46	14
22.	21th Floor Area	1857.46	--	1857.46	14
23.	22nd Floor Area	1857.46	--	1857.46	14
24.	23rd Floor Area	1857.46	--	1857.46	14
25.	24th Floor Area	1857.46	--	1857.46	14
26.	25th Floor Area	1857.46	--	1857.46	14
27.	26th Floor Area	1857.46	--	1857.46	14
28.	27th Floor Area	1857.46	--	1857.46	14
29.	28th Floor Area	1857.46	--	1857.46	14
30.	29th Floor Area (Refuge Floor)	1948.81	--	1948.81	14
31.	10th Floor Area	1857.46	--	1857.46	14
32.	30th Floor Area	1857.46	--	1857.46	14
33.	31th Floor Area	1857.46	--	1857.46	14
34.	32nd Floor Area	1857.46	--	1857.46	14

For CASAGRAND MAGNUM PRIVATE LIMITED

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35.	33rd Floor Area	1857.46	--	1857.46	14
36.	34th Floor Area	1857.46	--	1857.46	14
37.	35th Floor Area	1857.46	--	1857.46	14
38.	36th Floor Area	1857.46	--	1857.46	14
39.	Terrace Floor Area	-	60.70	60.70	-
Block- 3 Total		68909.48	66.26	68975.74	516

Sl.No.	Floor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
Block-4 (Club Area)					
1.	Ground Floor Area	2050.86	17.71	2068.57	--
2.	1st Floor Area	2081.60	--	2081.60	
3.	2nd Floor Area	1096.45	--	1096.46	
4.	3rd Floor Area	1475.34	--	1475.34	
5.	Terrace Floor Area	--	38.54	38.54	
Club Total Area-II		6704.25	56.25	6760.50	
Security Room area		5.76	--	5.76	
OWC Area		200.0	--	200.0	

Total FSI Area 183044.27 sq.m

Total No of Dwelling Unit – 1402 Units

With the above area, the Residential building proposal is given Technical approval with the following special and general conditions is issued for the residential Building under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/B.P/A.D./DTCP(CD3) No.67/2023**

SPECIAL CONDITIONS:

1) OSR area 1 (earmarked as P1 to P23) – 8468.16 sq.m and OSR area 2 (earmarked as P24 to P37) – 6653.04 sq.m Total OSR area – 15121.20 sq.m and approach road (earmarked as 01 to 09) to OSR 1557.60 sq.m and 9.0 m wide approach riad to vacant lands on southern side of the proposed site (earmarked as 01 to 17) 1527.48 sq.m + (earmarked as 01 to 09) 988.85 sq.m = 2516.33 sq.m handed to the local body Gift deed Document no:18709/2023, Dated:25.10.2023.

2) Structural Design attested drawing has been received from Anna University on 12.10.2023.

For CASAGRAND MAGNUM PRIVATE LIMITED

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3) Conditions laid in the NOC issued by Indian Air force is to be followed scrupulously.

4) Conditions laid in the Environmental Clearance issued by Member Secretary, SEIAA (Tamil Nadu) is to be followed scrupulously.

5) Conditions laid in the Wetland NOC issued by the District Collector, Chengalpattu is to be followed scrupulously and channels passing through the proposed site is to be maintained and culverts are to be constructed after obtaining permission from the concerned department as per the NOC issued by the District Collector, Chengalpattu District.

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

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

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 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.

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 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.

For CASAGRAND MAGNUM PRIVATE LIMITED

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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.

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.

14) Conditions laid in the NOC issued by Tamil Nadu Fire and Rescue Service Department is to be followed scrupulously.

15) Conditions laid in the NOC by National monuments Authority of India (Tamilnadu) is to be followed scrupulously.

16) If the building 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 Government Order under the reference 12th 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-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

17) The gifted road situated on the eastern side shall be connected through the land comprised in s.no.132/1, while proposing the said land for development in future.

CONDITIONS:

1. Solar water heating system to be provided to the proposed 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.

For CASAGRAND MAGNUM PRIVATE LIMITED

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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.

The fees collected from the applicant are as follows.

1. **Scrutiny Fee - Rs.7,12,964 /-** Payment Receipt No. 202212224499, Transaction ID : 0515532468123, Dt: 22.12.2022.

2. **Centage Charge for Building– Rs.1,50,000/-** Payment Receipt No. 202310274499 Transaction ID : 1438203608218, Dt: 27.10.2023

3. **Centage Charge for Land – Rs.300/-** Payment Receipt No. 202310274499, Transaction ID : 1438203608218, Dt: 27.10.2023.

4. **Infrastructure & Amenitites Charges – 6,86,62,500/-** Payment Receipt No. 202310274499, Transaction ID : 1438203608218, Dt: 27.10.2023

5. **CC Charges – Rs.25,00,105/-** Payment Receipt No Payment Receipt No. 202310274499, Transaction ID : 1438203608218, Dt: 27.10.2023

For CASAGRAND MAGNUM PRIVATE LIMITED

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6. **Display Charges – Rs.10,000/-** Payment Receipt No. 202310274499
Transaction ID : 1438203608218, Dt: 27.10.2023.

7. **Security Deposit:** Bank Guarantee for **Rs.3,43,31,250/-** has been received by ICICI Bank, Chennai for the period 25.10.2023 to 24.10.2031.

8. **Shelter Fund Charges – Rs.1,49,72,627/-**, Payment Receipt No. 202310274499,
Transaction ID : 1438203608218, Dt: 27.10.2023

9. Satellite Town charges **Rs.38,81,950/-** Payment Receipt No. 202310274499
Transaction ID : 1438203608218, Dt: 27.10.2023

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

Enclosure:-
1.Drawing Sheet No."1 to 27"
2.Original Gift deed Document no.18709/2023,
Dated:25.10.2023.

Copy to :-

1. **M/s. Casagrand Magnum Private Limited,**
111/59, LB Road, Thiruvanmiyur
Chennai – 600 041.
Ph : 9500070392.
E-mail. sakar@casagrand.co.in
2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor
Gandhi Irwin Bridge Road, Egmore,
Chennai – 600 008.

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2023.10.31 13:01:40

For CASAGRAND MAGNUM PRIVATE LIMITED

Authorised Signatory

1027

மேலக்கோட்டையூர் ஊராட்சி மன்றத்தலைவர் அவர்களின் நடவடிக்கைகள்

முன்னிலை - திருமதி.A.கௌதமி ஆறுமுகம்.

ந.க.எண்/2023/ஜ.செ. நாள்.08.12.2023

பொருள் HRB – Residential Building - திருப்போரூர் ஊராட்சி ஒன்றியம் - மேலக்கோட்டையூர் ஊராட்சி மற்றும் கிராமம், சர்வே எண்கள்.108/B2; 109/1, 2, 4A3, 4A4; 111/1C1A, 1C1B; 112/1, 2, 4, 5; 113/1, 2, 3; 114/2, 3A, 3B, 3C, 4, 5, 6, 7; 115/1, 2, 3, 4; 116; 117/1, 2, 3, 4, 5, 6; 120/1; 121/2; 122/1A, 1B, 2; 123/1, 2, 3, 4, 5, 6, 7; 124/2, 3, 4, 5; 125/1A, 1B, 2A, 2B; 126; 127/1, 2, 3A, 3B; 128/1, 2, 3, 4, 5; 129/1, 2; 130/1, 2A, 2B1, 2B2, 3, 4; 131; 132/2A, 2B; 133/1, 2; 134/1, 2A, 2B, 2C; 136/1 and 136/2 -ல் 155250ச.மீ (As per patta) மொத்த மனையிடத்தில் 183044.27ச.மீ 1402 Dwelling units -ல் அமையும் குடியிருப்பு கட்டுமான வரைபடங்களுக்கு - தொழில்நுட்ப அனுமதி வழங்கப்பட்டது - இறுதி ஒப்புதல் வழங்கி உத்திரவிடுதல்.

பார்வை - 1. Assistant Director, District Town and Country Planning, Chengalpet District Online Application No.SWP/BPA/0004499/2022 Dated.31.10.2023.
2. மேலக்கோட்டையூர் ஊராட்சி மன்றத்தீர்மனம் எண்70 நாள்12.12.2023. பலவகை ரசீது எண்29890நாள்12.12.2023.

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உத்தரவு -

செங்கல்பட்டு மாவட்டம் திருப்போரூர் ஊராட்சி ஒன்றியம் மேலக்கோட்டையூர் ஊராட்சி மற்றும் கிராமம், சர்வே எண்கள்.108/B2; 109/1, 2, 4A3, 4A4; 111/1C1A, 1C1B; 112/1, 2, 4, 5; 113/1, 2, 3; 114/2, 3A, 3B, 3C, 4, 5, 6, 7; 115/1, 2, 3, 4; 116; 117/1, 2, 3, 4, 5, 6; 120/1; 121/2; 122/1A, 1B, 2; 123/1, 2, 3, 4, 5, 6, 7; 124/2, 3, 4, 5; 125/1A, 1B, 2A, 2B; 126; 127/1, 2, 3A, 3B; 128/1, 2, 3, 4, 5; 129/1, 2; 130/1, 2A, 2B1, 2B2, 3, 4; 131; 132/2A, 2B; 133/1, 2; 134/1, 2A, 2B, 2C; 136/1 and 136/2 -ல் 155250ச.மீ (As per patta) மொத்த மனையிடத்தில் 183044.27ச.மீ 1402 Dwelling units -ல் அமையும் குடியிருப்பு கட்டுமான வரைபடங்களுக்கு, பார்வையில் காணும் Assistant Director, District Town and Country Planning, செங்கல்பட்டு அவர்களின் நடவடிக்கைகளின்படி, திட்ட அனுமதி வழங்கப்பட்டுள்ளது. மேற்படி கட்டிடத்தின் பரப்பளவு விவரம் பின்வருமாறு.

The area Statement for the proposed High Rise Residential Building is as below:

Total Area of the Site – 155250 Sq.m (As per Patta)

Land Extent Taken for FSI after deducting to Gifted Road Area – 1:153692.40 Sq.m
Land Extent Taken for OSR after deducting to Gifted Road Area – 1&2:151204 Sq.m

Residential Building Area Details in Sq.m

Sl.No	FLoor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
1	Combined Basement -1 (Block 1,2,3)	1203.32	25112.6	26315.92	
2	Combined Basement -2 (Block 1,2,3)	--	23912.25	23912.25	

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Sl.No	FLoor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
Block-1 (Residential)					
1	Ground Floor Area	1503.7	6.69	1510.39	11
2	1st Floor Area	1430.42	--	1430.42	12
3	2nd Floor Area	1430.42	--	1430.42	12
4	3rd Floor Area	1427.77	--	1427.77	12
5	4th Floor Area	1427.77	--	1427.77	12
6	5th Floor Area	1427.77	--	1427.77	12
7	6th Floor Area	1427.77	--	1427.77	12
8	7th Floor Area	1427.77	--	1427.77	12
9	8th Floor Area	1427.77	--	1427.77	12
10	9th Floor Area	1427.77	--	1427.77	12
11	10th Floor Area	1427.77	--	1427.77	12
12	11th Floor Area	1427.77	--	1427.77	12
13	12th Floor Area	1427.77	--	1427.77	12
14	13th Floor Area	1427.77	--	1427.77	12
15	14th Floor Area	1427.77	--	1427.77	12
16	15th Floor Area	1427.77	--	1427.77	12
17	16th Floor Area	1427.77	--	1427.77	12
18	17th Floor Area	1427.77	--	1427.77	12
19	18th Floor Area	1427.77	--	1427.77	12
20	19th Floor Area (Refuge Floor)	1497.91	--	1497.91	12
21	20th Floor Area	1427.77	--	1427.77	12
22	21st Floor Area	1427.77	--	1427.77	12
23	22nd Floor Area	1427.77	--	1427.77	12
24	23rd Floor Area	1427.77	--	1427.77	12
25	24th Floor Area	1427.77	--	1427.77	12
26	25th Floor Area	1427.77	--	1427.77	12
27	26th Floor Area	1427.77	--	1427.77	12
28	27th Floor Area	1427.77	--	1427.77	12
29	28th Floor Area	1427.77	--	1427.77	12
30	29th Floor Area (Refuge Floor)	1497.91	--	1497.91	12
31	30th Floor Area	1427.77	--	1427.77	12
32	31st Floor Area	1427.77	--	1427.77	12
33	32nd Floor Area	1427.77	--	1427.77	12
34	33rd Floor Area	1427.77	--	1427.77	12
35	34th Floor Area	1427.77	--	1427.77	12
36	35th Floor Area	1427.77	--	1427.77	12
37	36th Floor Area	1427.77	--	1427.77	12
38	Terrace Floor Area	--	40.72	40.72	--
Block-1 Total		**53049**	**47.41**	**53096.41**	**443**

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Sl.No	FLoor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
Block-2 (Residential)					
1	Ground Floor Area	1498.12	6.16	1504.28	11
2	1st Floor Area	1429.05	--	1429.05	12
3	2nd Floor Area	1429.05	--	1429.05	12
4	3rd Floor Area	1425.79	--	1425.79	12
5	4th Floor Area	1425.79	--	1425.79	12
6	5th Floor Area	1425.79	--	1425.79	12
7	6th Floor Area	1425.79	--	1425.79	12
8	7th Floor Area	1425.79	--	1425.79	12
9	8th Floor Area	1425.79	--	1425.79	12
10	9th Floor Area	1425.79	--	1425.79	12
11	10th Floor Area	1425.79	--	1425.79	12
12	11th Floor Area	1425.79	--	1425.79	12
13	12th Floor Area	1425.79	--	1425.79	12
14	13th Floor Area	1425.79	--	1425.79	12
15	14th Floor Area	1425.79	--	1425.79	12
16	15th Floor Area	1425.79	--	1425.79	12
17	16th Floor Area	1425 79	--	1425.79	12
18	17th Floor Area	1425.79	--	1425.79	12
19	18th Floor Area	1425.79	--	1425.79	12
20	19th Floor Area (Refuge Floor)	1495.48	--	1495.48	12
21	20th Floor Area	1425.79	--	1425.79	12
22	21st Floor Area	1425.79	--	1425.79	12
23	22nd Floor Area	1425.79	--	1425.79	12
24	23rd Floor Area	1425.79	--	1425.79	12
25	24th Floor Area	1425.79	--	1425.79	12
26	25th Floor Area	1425.79	--	1425.79	12
27	26th Floor Area	1425.79	--	1425.79	12
28	27th Floor Area	1425.79	--	1425.79	12
29	28th Floor Area	1425.79	--	1425.79	12
30	29th Floor Area (Refuge Floor)	1495.48	--	1495.48	12
31	30th Floor Area	1425.79	--	1425.79	12
32	31st Floor Area	1425.79	--	1425.79	12
33	32nd Floor Area	1425.79	--	1425.79	12
34	33rd Floor Area	1425.79	--	1425.79	12
35	34th Floor Area	1425.79	--	1425.79	12
36	35th Floor Area	1425.79	--	1425.79	12
37	36th Floor Area	1425.79	--	1425.79	12
38	Terrace Floor Area	--	41.03	41.03	--
Block-2 Total		52972.46	47.19	53019.65	443

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Sl.No	FLoor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
Block-3 (Residential)					
1	Ground Floor Area	1894.26	5.56	1899.82	12
2	1st Floor Area	1823.27	--	1823.27	14
3	2nd Floor Area	1823.27	--	1823.27	14
4	3rd Floor Area	1889.8	--	1889.8	14
5	4th Floor Area	1857.46	--	1857.46	14
6	5th Floor Area	1857.46	--	1857.46	14
7	6th Floor Area	1857.46	--	1857.46	14
8	7th Floor Area	1857.46	--	1857.46	14
9	8th Floor Area	1857.46	--	1857.46	14
10	9th Floor Area	1857.46	--	1857.46	14
11	10th Floor Area	1857.46	--	1857.46	14
12	11th Floor Area	1857.46	--	1857.46	14
13	12th Floor Area	1857.46	--	1857.46	14
14	13th Floor Area	1857.46	--	1857.46	14
15	14th Floor Area	1857.46	--	1857.46	14
16	15th Floor Area	1857.46	--	1857.46	14
17	16th Floor Area	1857.46	--	1857.46	14
18	17th Floor Area	1857.46	--	1857.46	14
19	18th Floor Area	1857.46	--	1857.46	14
20	19th Floor Area (Refuge Floor)	1948 81	--	1948.81	14
21	20th Floor Area	1857.46	--	1857.46	14
22	21st Floor Area	1857.46	--	1857.46	14
23	22nd Floor Area	1857.46	--	1857.46	14
24	23rd Floor Area	1857.46	--	1857.46	14
25	24th Floor Area	1857.46	--	1857.46	14
26	25th Floor Area	1857.46	--	1857.46	14
27	26th Floor Area	1857.46	--	1857.46	14
28	27th Floor Area	1857.46	--	1857.46	14
29	28th Floor Area	1857.46	--	1857.46	14
30	29th Floor Area (Refuge Floor)	1948.81	--	1948.81	14
31	30th Floor Area	1857.46	--	1857.46	14
32	31st Floor Area	1857.46	--	1857.46	14
33	32nd Floor Area	1857.46	--	1857.46	14
34	33rd Floor Area	1857.46	--	1857.46	14
35	34th Floor Area	1857.46	--	1857.46	14
36	35th Floor Area	1857.46	--	1857.46	14
37	36th Floor Area	1857.46	--	1857.46	14
38	Terrace Floor Area	--	60.7	60.7	--
Block-3 Total		**68909.48**	**66.26**	**68975.74**	**516**

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Sl.No	FLoor Details	FSI Area	Non FSI Area	Total Builtup Area	Dwelling Units
Block-4 (Club Area)					
1	Ground Floor Area	2050.86	17.71	2068.57	--
2	1st Floor Area	2081.6	--	2081.6	
3	2nd Floor Area	1096.45	--	1096.45	
4	3rd Floor Area	1475.34	--	1475.34	
5	Terrace Floor Area	--	38.54	38.54	
Club Total Area		**6704.25**	**56.25**	**6760.50**	
Security Room Area		**5.76**	**--**	**5.76**	
OWC Area		**200**	**--**	**200**	

Total FSI Area 183044.27 Sq.m
Total No of Dwelling Unit – 1402 Units

மேற்கண்ட High Rise Residential Building கட்டுமான வரைபடங்களுக்கு **SWP/B.P/Chennai – DTCP No.394/2023 (1 to 75)** என எண்ணிடப்பட்டு திட்ட அனுமதி வழங்கப்பட்டுள்ளது.

மேற்கண்ட High Rise Residential Building கட்டுமான வரைபடங்களுக்கு **SWP/B.P/Chennai – DTCP No.394/2023 (1 to 75)** என எண்ணிட்டு தொழில்நுட்ப இசைவு அளிக்கப்பட்டதினை தொடர்ந்து. நிபந்தனைகள் மற்றும் சிறப்பு நிபந்தனைகளிட்டு, நகர் ஊரமைப்பு சட்டம் 1971 பிரிவு 47-ன்கீழ் **SWP/B.P/A.D/DTCP(CD3) No.67/2023** என எண்ணிடப்பட்டு திட்ட அனுமதி வழங்கப்பட்டுள்ளது.

மேலும் நில பயன்பாட்டு கட்டுப்பாட்டு கட்டணம் ரூ.2,01,39,000/- (ரூபாய் இரண்டு கோடியே ஒரு இலட்சத்து முப்பத்தொன்பதாயிரம் மட்டும்) Chllan No.20231206008146, Date.06.12.2023-ன்படி அரசுகணக்கிலும், கட்டிட தொழிளாலர் நலநிதி, ரூ.2,50,03,300/- (ரூபாய் இரண்டு கோடியே ஐம்பது இலட்சத்து மூன்றாயிரத்து முந்நூறு மட்டும்) "Manual Workers General Welfare Fund of TNCWW" என்ற பெயரில் வங்கி வரைவாக (ஐசிஐசிஐ வங்கி வரைவு எண்.519128/ நாள்.07.12.2023) பெறப்பட்டுள்ளதின் அடிப்படையிலும், வளர்ச்சிக்கட்டணம் ரூ.1,75,12,303/- (ரூபாய் ஒரு கோடியே எழுபத்தைந்து இலட்சத்து பன்னிரண்டாயிரத்து முந்நூற்று மூன்று மட்டும்) வங்கிவரைவாக மேலக்கோட்டையூர் ஊராட்சி மன்றத்தில் பலவகை ரசீது எண்39890 நாள்12-12-2023-ல் செலுத்தப்பட்டுள்ளதின் அடிப்படையிலும், பார்வை 2-ல் காணும் மேலக்கோட்டையூர் ஊராட்சி மன்றத்தீர்மானத்தின்படியும் மேற்கண்ட நிறுவனத்திற்கு இறுதி ஒப்புதல் வழங்கி உத்தரவிடப்படுகிறது.

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நிபந்தனைகள்

1. பார்வை 1-ல் காணும் நகர் ஊரமைப்பு இணை இயக்குநர் / உதவி இயக்குநர் (பொ), செங்கல்பட்டு அவர்களின் உத்தரவில் கொடுக்கப்பட்டுள்ள நிபந்தனைகள் மற்றும் சிறப்பு நிபந்தனைகள் அனைத்தும் பின்பற்ற வேண்டும்.
2. Tamilnadu Town & Country Planning Act. 1971 as mentioned specification about front set back / Rear, Side set back rules must to be follows.

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3. அரசாங்கத்திற்கு சொந்தமான இடங்களிலோ அல்லது இம்மனுதாரருக்கு சம்மந்தமில்லாத வேறு இடங்களிலோ ஆக்கிரமணம் செய்வது கூடாது.

4. கட்டிட வேலைகள் நடக்கும் பொழுதோ அல்லது வேறு எந்த நேரங்களிலோ ஊராட்சிமிலிருந்து ஆய்வு செய்ய வரும் அதிகாரிகளுக்கு அங்கீகரிக்கப்பட்ட வரைபடங்களை காண்பிக்க வசதியாக வேலை நடக்குமிடங்களில் மேற்படி வரைபடங்களை வைத்திருத்தல் வேண்டும்.

5. இந்த உத்தரவால் அனுமதிக்கப்பட்ட காலவரையரைக்குள் கட்டிடம் கட்டி முடிக்கப்படாவிடில் அனுமதியை மீண்டும் புதியதாக மனு கொடுத்து அனுமதி பெற வேண்டும்.

6. அனுமதிக்கு வரைபடத்தில் கூடுதலோ அல்லது மாறுதல் ஏதேனும் செய்துகட்ட வேண்டுமானால் அதற்குரிய திருத்தப்பட்ட வரைபடங்களுடன் தலைவர் நிர்வாக அதிகாரிக்கு விண்ணப்பம் செய்து உத்தரவு பெற்ற பிறகுதான் மாறுதல் கட்டிடம் கட்டவேண்டும்.

7. கட்டிடம் கட்ட உத்தரவு பொய்ப்பதிவுகள் மூலம் பெற்றதாகவோ அல்லது ஏதேனும் கட்டிட விதிகளுக்கு புறம்பாகவோ பெற்றதாமிருந்தால் மேற்படி உத்தரவினை ரத்து செய்ய ஊராட்சி மன்றத்தலைவருக்கு உரிமை உண்டு.

8. புதியதாக கட்டப்படும் கட்டிட இடங்கள் எந்த நேரத்திலும் சுத்தமான பொது சுகாதாரக்கேடு விளைவிக்காத வகையில் வைத்து இருத்தல் வேண்டும்.

9. மனுதாரர் கட்டிடத்தை கட்டி முடித்த பின்பு இவ்வலுவலகத்திலிருந்து சான்றிதழ் பெற்ற பின்பே குடிபுக வேண்டும்.

10. கட்டிடத்திலிருந்து வரும் கழிவுநீரை மனுதாரர் தன் சொந்த இடத்திற்குள்ளேயே நிறுத்தி வைத்து அவைகளை அப்புறப்படுத்தும் வகையில் வடிகால்வாய்களும் கழிவு நீர்த்தொட்டிகளும் அமைத்துக்கொள்ள வேண்டும்.

11. கட்டிடம் தொழிலகங்களுக்காகவோ அல்லது வேறு தொழிலாளர்கள் வேலை செய்ய வேண்டிய இடங்களுக்காகவோ கட்டப்படாமலிருந்தால் அவைகளுக்கு மாவட்ட சுகாதார அலுவலரிடமிருந்தும், தொழிலகங்களின் ஆய்வாளரிடமிருந்தும் மற்றும் உறுப்பினர் செயலாளர், சென்னை பெருநகர் வளர்ச்சி குழுமம் ஆகியோரிடமிருந்தும் அனுமதி பெற்றிருத்தல் வேண்டும்.

12. அங்கீகரிக்கப்பட்ட வரைபடங்களின்படியே கட்டிடம் கட்டி முடிக்கப்பட்ட பின்பு இவ்வூராட்சிமிலிருந்து சான்றிதழ் பெற்றுக்கொள்ள வேண்டும்.

13. மழைநீர் சேகரிப்பு கட்டமைப்பை முறையாக பராமரிக்கப்பட வேண்டும்.

14. கட்டிட வேலை முடிந்த பின்போ அல்லது குடியேறிய பின்னரோ 15 தினங்களுக்குள் ஊராட்சி மன்றத்தலைவர் அவர்களுக்கு எழுத்து மூலமாக தெரிவிக்க வேண்டும்.

தலைவர்,
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பெறுநர்

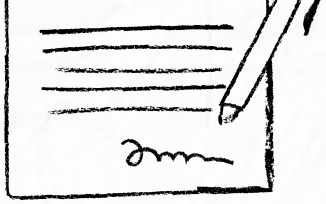
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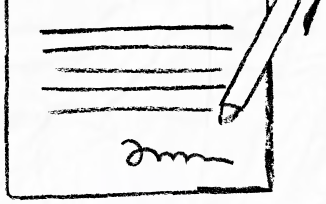
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