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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Application No: SWP/BPA/447438/2025

From
Thiru.G.Raghul Kumar, M.E,
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
The President
Muttukadu Panchayat,
Thiruporur Taluk,
Thiruporur Panchayat Union
Chengalpattu District.

Sir/Madam,

Subject: **Commercial Office Building** - District Town and Country Planning- Mamallapuram Local Planning Authority - Chengalpattu District - Thiruporur Taluk and Panchayat Union – Muttukadu panchayat, Egattur Village, Approved Layout MLPA No:61/2023, Plot no:03, compressed in Survey no:10/1A2 and 10/1B2A, Proposal of Site area of - 1536.00 sq.m (as per patta), Basement + Ground Floor + 3 Floors of Total FSI Area – 3,354.85 Sq.m, Total Buildup area 4267.47 sq.m for Proposed Construction of Commercial Office Building - Planning Permission Issued - Forwarded for further action - Reg.

Reference:
1. Application Reference No. SWP/BPA/ 447438/2025, Scrutiny Reference MY3LSFRL**,** Received from **M/s. GUINDY TECH PARK LLP,** Dated on:24.01.2025.
2. 181thMamallapuram Local Planning Authority of resolution No:2, Dated:18.07.2023.
3. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O.No.166, Housing and Urban Development Department, Dated: 29.11.2008.

7 G.O. No.16, Housing and Urban Development Department, Dated: 29.11.2008.

8 G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019

9 G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

10 G.O. No.168, Housing and Urban Development Department, Dated: 29.11.2008. (Insisting TNRERA Registration)

11 G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017.

12 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).

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 Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)

16 Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)

17 Demand raised for payment of Centage charges, Display board charges, Development Charges, I& A Charges, Completion Certificate Charges, Shelter Charges, Premium FSI charges & Security Deposit respectively dated. 08.04.2025.

18 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, I& A Charges, Completion Certificate Charges, Shelter Charges, Premium FSI charges & Security Deposit received from the applicant respectively on 24.01.2025 and 25.04.2025.

19 Directorate of Town and Country Planning, Chennai proceedings letter Roc no:22601/2019/TCP-5, Dated: 25.06.2021. (Revised Technical Clearance No:286/2021)

20 Joint director / Member Secretary (i/c), Mamallapuram Local Planning authority, Chengalpattu letter Roc no: 1181/2019/MLPA (CD-5), Dated.30.11.2021. (Revised Planning permission no: 23/2021)

Order:

The application seeking Planning Permission for the proposed construction of Chengalpattu District - Thiruporur Taluk and Panchayat Union – Muttukadu panchayat, Egattur Village, Approved Layout MLPA No:61/2023, Plot no:03, compressed in Survey no:10/1A2 and 10/1B2A, Proposal of Site area of - 1536.00 sq.m (as per patta), Basement + Ground Floor + 3 Floors of Total FSI Area – 3,354.85 Sq.m, Total Buildup area 4267.47 sq.m for Proposed Construction of Commercial Office Building for Proposed Construction of Commercial Office Building was processed as per the prevailing rules and after perusing the records and conducting site inspection.

The Proposed of Commercial Office Building satisfies the rules and power delegation given by Resolution of Mamallapuram Local Planning Authority, As per Director of Town and Country Planning, Chennai vide reference 2nd cited above.

The boundary of the site has been marked as **"A to D".**

The area Statement of Proposed Commercial Office Building is as below:

Site Extent: 1536.00 sq.m (As Per Patta)

Floor	FSI area in sq.m	Non – FSI area in sq.m	Total Build – up area in sq.m
Basement Floor	-	823.05	823.05
Ground Floor	685.00	-	685.00
First Floor	889.95	-	889.95
Second Floor	889.95	-	889.95
Third Floor	889.95	-	889.95
Terrace Floor	-	89.57	147.37
Total Area	**3354.85**	**912.62**	**4267.47**

Premium FSI Achieved – 2.18

1) With the above area, the proposed Commercial office Building proposal is given Planning Permission As per as Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The commercial Office Building plan Numbered as **SWP/B.P/M.L.P.A (CD-5) No.44/2025.**

2) As per Town and Country Planning Act 1971 section 50, duration of Planning Permission is valid from **28.04.2025** to **27.04.2033** vide reference Government order 12th cited above.

3) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

4) 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) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

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

3) If any NOC obtained from State and Central Government Departments which conditions mentioned in NOC should be addressed.

4) 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 Permissions is issued subject to the condition that the applicant / developer and also the architects / 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.

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

5) As per Commissioner of Town and country Planning circular no: 05013/2015 MP, Dated:19.03.2015, Floor space index (FSI), Setbacks as per Development Control Rules

shall be displayed on board at the place where constructions are taking place, visible to all public. Parking details should be established.

6) 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.

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.

8) "The Tamil Nadu Government in G.O.(Ms) No:112, Housing and Urban Development Department dated: 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act, 2016. The Promoter has to advertise, market, book, sell or offer of sale, or invite person 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 Regulatory Authority".

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

10) Planning permission is granted for the said Commercial office Building use building as per resolution received in 181th Mamallapuram Local Planning Authority Meeting Resolution No.2, dated 18.07.2023 vide reference 2ndcited above.

Conditions:

a. Solar Water Heating System should be installed for the proposed commercial (club house) use construction.
b. The parking slot shall be used for that purpose as intended in the map.
c. The openings shown on the plot should be fixed accordingly.

d. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.

e. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.

f. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.

g. Fire prevention and firefighting devices shall be provided as per rules in the proposed construction.

h. 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.

i. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.

j. 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.

k. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fee collected from the applicant are as follows.

1. Scrutiny Fee Charge: **Rs.10,598 /-** Payment Receipt 20250124447438, Transaction ID : 7956984570537, Date.24.01.2025 and Balance Scrutiny fees: **Rs.1000/-,** SBI Collect reference no: DUO0198129, Dated:28.04.2025.
2. Centage Charge for Land: **Rs.300/-** Payment Receipt 20250425447438, Transaction ID 6783657926219, Date.25.04.2025.
3. Centage Charge for Building: **Rs.30,000/-** Payment Receipt 20250425447438, Transaction ID 6783657926219, Date.25.04.2025.
4. Infrastructure and Amenities Charges: Rs.**12,75,000/-** 20250425447438, Transaction ID 6783657926219, Date.25.04.2025.

5. Completion Certificate: **Rs.49,564/-** 20250425447438, Transaction ID 6783657926219, Date.25.04.2025.
6. Security Deposit: **Rs.6,37,500/-** 20250425447438, Transaction ID 6783657926219, Date.25.04.2025.
7. Display Board Charges: **Rs.1,500/-** 20250425447438, Transaction ID 6783657926219, Date.25.04.2025.
8. Development Charges for Land: **Rs.6,160/-** 20250425447438, Transaction ID 6783657926219, Date.25.04.2025.
9. Development Charges for Building: **Rs.55,260/-** 20250425447438, Transaction ID 6783657926219, Date.25.04.2025.
10. Shelter charges: **Rs. 91,330/-** 20250425447438, Transaction ID 6783657926219, Date.25.04.2025.
11. Premium FSI charges: **Rs.26,35,240/-** 20250425447438, Transaction ID 6783657926219, Date.25.04.2025.
12. **OSR Area:** The Revised building has already been approved by the Director of Town and Country Planning (DTCP), Chennai, under DTCP No: 286/2021, and by the Mamallapuram Local Planning Authority under Layout No: 23/2021. In the approval for the modified building, 941.5 sq.m (10.01%) of space has been reserved. Approval has been granted for Plot No. 61/2023 (3 plots) of the vacant land in cited 19 and 20th reference.

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

Enclosure:
Drawing no of sheets - 01

Copy to:-

1. M/s. GUINDY TECH PARK LLP,
NO. C-45, THIRU VI KA INDUSTRIAL ESTATE,
GUINDY, CHENNAI – 600032.
Ph.no: 9790997914
Email: accounts@lotusroofings.com

2. The chairman
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore,
Chennai - 600 008.

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

FREE TOOLS · NO ACCOUNT NEEDED

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
/landlens/one

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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

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.