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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/0185481/2024,

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
President,
Pudupakkam Panchayat & Village,
Thiruporur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **High Rise Building – Residential Building** - District Town and Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Vandalur taluk, Thiruporur Panchayat union, Pudupakkam Panchayat and village, Plot No.B (Approved Subdivision No.264/2023) S.F.Nos. 29/2A1, 29/3A1, 261/1B2 with a Site Area of 18504.00Sq.m (As per patta) - FSI Area of 35086.54 Sq.m (331 Dwelling units) - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:
1. Applicant **M/s.Casagrand Fresh Private Limited rep by Thiru.S.R.Amuthasakaran,** Online Application Reference No. SWP/BPA/0185481/2024, Dated:04.04.2024.

2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/0185481/2024, Dated:08.04.2024.
3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0185481/2024, dated: 14.09.2024.
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.138, Housing and Urban Development Department, Dated: 04.06.2004.
11. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
16. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
17. 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).
18. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter fund charges respectively dated.19.09.2024.
19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter Fund charges received from the applicant respectively on 04.04.2024 and 26.09.2024.
20. Resolution No.05, of 189th Mamallapuram Local Planning Authority, Dated :13.12.2024.
21. HRB Meeting held on 14.08.2024, (Subject No.3)
22. Sub Division approval issued by Assistant Director/ Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office Roc No.W79U0MOE/2023/TCP, Dated: 27.12.2023. (Approved Sub division No.264/2023)
23. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.1388/C1/2024, P.P.NOC 38/2024, dated 12.03.2024.
24. DGP/Director, Tamil Nadu Fire and Rescue Services Department, K.Dis.No.4972/C1/2024,Dated:18.04.2024. (Amendment for PP NOC: 38/2024)
25. Environmental Clearance (EC), EC Identification No. EC24C3801TN5798272N, File No.10728, Category-B2, Dated: 12.08.2024.

26. Executive Engineer, Kilpalaru Basin Division, Kancheepuram, letter No. EVA A.3/Ko.28 (NOC- Pudupakkam) / 2024, dated 26.06.2024
27. Airport Authority of India NOC id No.CHEN/SOUTH/B/ 022224/ 923253, dated 12.03.2024 (valid up to 10.03.2032)

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Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the application was forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. The Technical concurrence is issued by Director of Town and Country Planning, Chennai vide reference 3rd cited above for **High Rise Residential Building** at Chengalpattu District – Vandalur taluk, Thiruporur Panchayat union, Pudupakkam Panchayat and village, Plot No.B (Approved Subdivison No.264/2023) S.F.Nos. 29/2A1, 29/3A1, 261/1B2 with a Site Area of 18504.00Sq.m (As per patta) - FSI Area of 35086.54 Sq.m (331 Dwelling units) – Technical Clearance number is assigned as **B.P/DTCP No.451/2024.**

With reference to the 22th Cited letter Assistant Director/ Member Secretary, Mamallapuram LPA, issued sub division approval of 25800.00 sqm site area subdivided in to 2 plots (Plot A and Plot B). Now Plot B 18504.00 sqm site area is proposed for HRB residential building. Applicant already handed over OSR and 7.0m wide service road Proportionate area has been taken for FSI calculation.

Area of site for FSI calculation:

Plot – B area including Proportionate OSR and 7m gifted service Road

(18504 +2060.87+499.20 = 21064.07)

As per 189th of Mamallapuram Local Planning Authority Meeting Resolution No.05, vide 20 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as "1 to 13"

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

Area of the Site –18504.00sq.m (Plot - B) (As per patta)

Area of site for FSI calculation:

Plot – B area including Proportionate OSR and 7m gifted service Road
(18504.00+2060.87+499.20 = 21064.07)

High Rise Residential Building Area details

Floor Name	FSI Area in Sqm	Non FSI Area in Sq.m	Total Builtup Area Excluding Deduction	OTS and Duct Deduction	No. of Dwellin gunits
Basement	168.84	7239.86	7408.70	-	-
GroundFloor	2333.93	46.80	2380.73	394.29	21
Ground Floor(Club House)	724.77	-	724.77	-	-
1st Floor	2368.50	-	2368.50	1071.46	23
2nd Floor	2684.67	-	2684.67	387.84	26
2ndFloor(Club House)	280.43	-	280.43	-	-
3rd Floor	2945.10	-	2945.10	371.17	29
4th Floor	2945.10	-	2945.10	264.7	29
5th Floor	2945.10	-	2945.10	264.7	29
6th Floor	2945.10	-	2945.10	264.7	29
7th Floor	2945.10	-	2945.10	264.7	29
8th Floor	2945.10	-	2945.10	264.7	29
9th Floor	2945.10	-	2945.10	264.7	29
10th Floor	2945.10	-	2945.10	264.7	29
11th Floor	2945.10	-	2945.10	264.7	29
Head Room		69.64	69.64	-	-
Sub Total	34061.84	7356.30	42423.34	4342.36	331
Security Cabin		5.76	5.76	-	-
OWC Area	19.50	-	19.50	-	-
Total	**35086.54**	**7362.06**	**42448.60**	**4342.36**	**331**

Total FSI Area = **35086.54 sq.m**

OSR area 2391.99sqm (for Plot "A" and Plot "B"), Public purpose 240.00sqm, 18.0m wide access road area 1329.89sqm and 7.0m wide service road area 579.41sqm already handed over to local body while sub division approval vide document no: 30442/2023,Dated: 20.12.2023.

1. With the above area, the Planning Permission is given to the proposed Residential building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Residential building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.99/2024.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **18.12.2024** to **17.12.2032** vide reference Government order 17th cited above.

3. The Proposed Residential Building placed in 189th MLPA Meeting and got Resolution for Planning Permission vide reference letter 20th cited above.

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

5. 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) Structural Design report and drawing for the entire structure from PWD have be obtained Dated:26.06.2024.

2) Conditions stipulated in the Noc cited in the reference 23 & 24 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed

scrupulously.

3) Conditions stipulated in the Environmental Clearance cited in the reference 25 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is tobe followed scrupulously.

4) Conditions stipulated in the inundation point of view technical report cited in the reference 26 issued by Executive Engineer, Kilpalaru Basin Division, Kancheepuram is to be followed scrupulously.

5) Conditions stipulated in the Airport Authority NOC for height clearance cited in the reference 27 issued by Airport Authority of India is to be followed scrupulously.

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 to ensure safe bearing capacity of the soil and adequacy of the foundation.

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 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.

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 Directorate of Town and Country Planning Department 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 applicant's is being 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. TheDirectorate of Town and Country Planning Department is not the right organization to decide on 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.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed High rise residential 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 G.O.18 & G.O.16 Department of Municipal Administration and WaterSupply,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. Mosquito netting to be provided at OHT and well.
7. Fire rescue equipment should be provided as per Rules
8. As per GO No 341 MAWS dated 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Fly Ash bricks and Materials must be used for construction.
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 municipality engineer details at the place of construction.
11. 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.
12. 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 Charge:**Rs.1,16,796/-** Payment Receipt 20240404185481, Transaction ID 8981207297719, Date.04.04.2024.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.
3. Centage Charge for Building: **Rs.35,000**/- Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.
4. Shelter Charges: **Rs.41,95,500**/- Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.
5. Infrastructure and Amenities Charges: **Rs.1,32,00,000**/- Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.
6. Completion Certificate: **Rs.4,62,809**/- Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.
7. Security Deposit Bank Guarantee – **Rs.66,00,000 /-** ICICI Bank– Adyar branch Bank Guarantee Reference no:0350NDDG00002725, Issue Date: 23.09.2024 - Expiry Date:22.09.2032.
8. Display Board Charges: Rs.**10,000**/- Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.
9. Development Charges for Land: **Rs.1,03,200/-** Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.
10. Development Charges for Building: **Rs.5,16,000/-** Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.

11. Satellite Town Fees: **Rs.6,45,000/-** Payment Receipt 2023122217186, Transaction ID 4552285526429, Date:22.12.2023. (already collected in layout approval no:264/2023)

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

Encl:
Drawing no of sheets.1 to 12

Copy: -
M/s. Casagrand Fresh Private Limited,
Rep by S.R.Amuthasakaran,
111/59, LB Road, Thiruvanmiyur,
Velachery, Chennai- 600 041.
Ph.No: 7845763392
Email Id. 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.



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