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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/ BPA / 462885 / 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
President,
Muttukadu Panchayat
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject:

HIGH RISE RESIDENTIAL APARTMENT BUILDING - District Town and Country Planning, Chengalpattu District - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk and panchayat union, Muttukadu Panchayat, Egattur Village – Approved Layout No. LP/MLPA (CD) No. 243/2024 in Plot No.2, S.F.No.14/2C1B1,14/3A2A1,14/3B1B1 and 14/3B2B with a Site Area of 10522.84 Sq.m with a FSI Area of 51146.94 Sq.m - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant. **M/s. DRA SMART CITY LLP,** Online Application Reference No. SWP/ BPA / 462885 / 2025, Dated:17.02.2025.
2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and country Planning office, Inspection Report of Online Application No. SWP/ BPA / 462885 / 2024, Dated: 18.02.2025.
3. HRB Meeting held on 08.04.2025, (Subject No.3)

4. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0462885 /2024, dated:07.06.2025.
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.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.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. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
13. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
17. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)

18. 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).
19. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
20. Resolution No.04, of 192 Mamallapuram Local Planning Authority, Dated : 24.07.2025.
21. DGP / Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.3382 / C1 / 2025, P.P.NOC No. 59 / 2025, Dated: 17.03.2025.
22. Airport Authority of India NOC No. CHEN/ SOUTH/ B/ 012925/ 1525449, Dated: 06.02.2025.
23. Ministry of Environment, Forest and Climate Change, (Issued by the State Environment Impact Assessment Authority (SEIAA),Tamil Nadu, EC Identification No.EC24C3801 TN5358551N, File No.11476, Category:B2, Dated: 08.01.2025.
24. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Security Deposit, Shelter Charges and Premium FSI Charges (including Transit oriented Development) dated.11.06.2025.
25. Payment of Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Shelter Charges, Security Deposit and Premium FSI Charges (including Transit oriented Development) received from the applicant respectively on 17.02.2025 and 30.06.2025.
26. G.O.(Ms).No.15,Housing and Urban Development,UD4(1) Department, Dated: 14.01.2024

*****

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 Apartment Building at Chengalpattu District – Thiruporur taluk and panchayat union, Muttukadu Panchayat, Egattur Village – Approved Layout No. LP/MLPA (CD) No. 243/2024 in Plot No.2, S.F.No.14/2C1B1,14/3A2A1,14/3B1B1 and 14/3B2B with a Site Area of 10522.84 Sq.m with a FSI Area of 51146.94 Sq.m – Technical Clearance number is assigned as **B.P/DTCP No.283/2025.**

As per 192th of Mamallapuram Local Planning Authority Meeting Resolution No.04, vide 20 cited above, planning permission is granted for this proposal.

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

Total Area of the Site – 10522.84 Sq.m

High Rise Residential Building area statement in sqm

Sl.No.	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built-up Area in Sq.m	No. of Dwelling Units
01.	**Block-1**				
	Basement Floor	-	5782.59	5782.59	Parking
	Stilt Floor	237.76	3324.89	3562.65	Parking
	1st Floor	1991.14	-	1991.14	10Nos
	2nd Floor	2753.95	-	2753.95	15Nos
	3rd Floor	2753.95	-	2753.95	15Nos
	4th Floor	2753.95	-	2753.95	15Nos
	5th Floor	2753.95	-	2753.95	15Nos
	6th Floor	2753.95	-	2753.95	15Nos
	7th Floor	2753.95	-	2753.95	15Nos
	8th Floor	2753.95	-	2753.95	15Nos
	9th Floor	2753.95	-	2753.95	15Nos
	10th Floor	2753.95	-	2753.95	15Nos
	11th Floor	2753.95	-	2753.95	15Nos
	12th Floor	2753.95	-	2753.95	15Nos
	13th Floor	2753.95	-	2753.95	15Nos
	14th Floor	2753.95	-	2753.95	15Nos
	15th Floor	2753.95	-	2753.95	15Nos

	16th Floor	2753.95	-	2753.95	15Nos
	17th Floor	2753.95	-	2753.95	15Nos
	18th Floor	2753.95	-	2753.95	15Nos
	19th Floor	2100.89	-	2100.89	06Nos
	Terrace Floor	-	372.22	372.22	-
	Sub Total	**51146.94**	**9479.70**	**60626.64**	**271 Nos**
2.	Security (Ground Floor)	-	5.64	5.64	-
	Total	**51146.94**	**9485.34**	**60632.28**	**-**

Total FSI Area: 51146.94 Sq.m

1. With the above area, the Planning Permission is given to the proposed High Rise Residential Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Proposed High Rise Residential Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.78/2025.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **01.08.2025** to **31.07.2033** vide reference Government order 18th cited above.
3. The Proposed Residential Building placed in 192th 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 vetted from PWD have be obtained, dated 15.03.2025.

2) Conditions stipulated in the NOC cited in the reference 21 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

3) Conditions stipulated in the Airport Authority NOC for height clearance cited in

the reference 22 issued by Airport Authority of India is to be followed scrupulously.

4) Conditions stipulated in the Environmental Clearance cited in the reference 23 issued by Ministry of Environment, Forest and Climate Change, (Issued by the State Environment Impact Assessment Authority (SEIAA),Tamil Nadu is to be followed scrupulously.

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

6) Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water. Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the empaneled Engineer has been obtained.

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. The Directorate 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 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 Water Supply, Dated:04.02.201 9& 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.1,37,703/-** Payment Receipt 20250217462885, Transaction ID 2091572111333, Date.17.02.2025.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 20250630462885, Transaction ID 8506518827827, Date.30.06.2025.
3. Centage Charge for Building: **Rs.27,500** /- Payment Receipt 20250630462885, Transaction ID 8506518827827, Date.30.06.2025.
4. Infrastructure and Amenities Charges: **Rs.1,92,37,500**/- Payment Receipt 20250630462885, Transaction ID 8506518827827, Date.30.06.2025.
5. Security Deposit: **Rs.96,18,750**/- Payment Receipt 20250630462885, Transaction ID 8506518827827, Date.30.06.2025.
6. Completion Certificate: **Rs. 6,64,616** /- Payment Receipt 20250630462885, Transaction ID 8506518827827, Date.30.06.2025.
7. Display Board Charges: **Rs.10,000/-** Payment Receipt 20250630462885, Transaction ID 8506518827827, Date.30.06.2025.
8. Shelter Charges: **Rs.1,01,09,046/-** Payment Receipt 20250630462885, Transaction ID 8506518827827, Date.30.06.2025.
9. Premium FSI Charges: **Rs.6,45,10,283/-** Payment Receipt 20250630462885, Transaction ID 8506518827827, Date.30.06.2025. (including TOD applicable)
10. Development Charges for land: **Rs.42,120/-** Payment Receipt 20250630462885, Transaction ID 8506518827827, Date.30.06.2025.
11. Development Charges for Building: **Rs.7,41,000/-** Payment Receipt 20250630462885, Transaction ID 8506518827827, Date.30.06.2025.
12. Flag Day Fund **Rs.10,000/-** Receipt No: FD/FUND/1442894, Acknowledgment Ref.No: FL19077487408, Dated:31.07.2025

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

Encl:
Drawing no of sheets.1 to 9.

Copy: -

1. **M/s. DRA SMART CITY LLP,**
New No.109, 111 & 113, Old No. 76/1, 77 & 78,
Loyds Road, Avai Shanmugam Salai,
Royapettah, Chennai-600014
Ph : 8754432001 Email. manoj.v@draas.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

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2025.08.01 13:03:17

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
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Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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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