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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no:SWP/BPA/092757/2023,

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,
Thaiyur Panchayat,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **High Rise Building – Residential Building** - District Town And Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk and Panchayat union, Thaiyur Panchayat, Thaiyur 'A' village, S.nos. 16/1A1Cpt, 1A1Bpt, 1A1Apt; 18/2Apt,3pt & 20pt – DTCP Approved layout No.LP/MLPA/CD:107/2023 total site extent 7429.74Sq.m - FSI Area 24476.78 sq.m (237 Dwelling Units) - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant. **M/s.Emerald Haven Realty Ltd,** Online Application Reference No.SWP/BPA/0092757/2023, Dated:29.12.2023.
2. Assistant Director/Member Secretary, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/0092757/2023, Dated:03.01.2024.
3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 20.05.2024.

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.04.04.2024

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 05.05.2023 and 02.05.2024.
20. Resolution No.04, of 187th Mamallapuram Local Planning Authority, Dated :16.09.2024.
21. HRB Meeting held on 12.01.2024, Subject No.14
22. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.911/C1/2024,dated:13.03.2024, (PP Noc.No.40/2024)
23. Airport Authority of India NOC No. CHEN/SOUTH/B/040319/385657, Dated:08.04.2019.
24. Wing Commander, Senior ATC Officer, Air Force Station, Tambaram,Chennai letter No.TAM/5218/1/ATC (PC-22/19), Dated: 08.05.2019.
25. Environmental clearance, SEIAA, Proposal Number.SIA/TN/INFRA2/460204/2024,Dated:23.04.2024.

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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 Building - Residential Building** at Chengalpattu District – Thiruporur taluk and Panchayat union, Thaiyur Panchayat, Thaiyur 'A' village, S.nos. 16/1A1Cpt, 1A1Bpt, 1A1Apt; 18/2Apt,3pt & 20pt – DTCP Approved layout No.LP/MLPA/CD:107/2023 total site extent 7429.74Sq.m - FSI Area 24476.78 sq.m (237 Dwelling Units) – Technical Clearance number is assigned as **B.P/DTCP No.217/2024.**

As per 187th of Mamallapuram Local Planning Authority Meeting Resolution No.04, vide 20 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as "1 to 12"

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

Total Area of the Site – 7429.74Sq.m

Proposed High Rise Residential Building Area details in Sq.m

Floor Details	FSI area in sq.m	Non-FSI area in sq.m	Total Buildup area in sq.m	No. of Dwelling Units
Block - 1				
Stilt Floor	584.12	1445.25	2029.37	-
First Floor	1902.99	-	1902.99	05
Second Floor	1517.53	-	1517.53	16
Third Floor	1516.34	-	1516.34	16
Fourth Floor	1516.34	-	1516.34	16
Fifth Floor	1516.34	-	1516.34	16
Sixth Floor	1516.34	-	1516.34	16
Seventh Floor	1516.34	-	1516.34	16
Eighth Floor	1516.34	-	1516.34	16
Ninth Floor	1516.34	-	1516.34	16
Tenth Floor	1516.34	-	1516.34	16
Eleventh Floor	1516.34	-	1516.34	16
Twelfth Floor	1516.34	-	1516.34	16
Thirteenth Floor	1516.34	-	1516.34	16
Fourteenth Floor	1516.34	-	1516.34	16
Fifteenth Floor	1516.34	-	1516.34	16
Sixteenth Floor	759.72	-	759.72	8
Sixteenth Floor (Head room)	-	77.57	77.57	-
Terrace Floor (Head Room)		81.09	81.09	-
Sub total	**24476.78**	**1603.91**	**26080.69**	**237**
Guard Room -1				
Ground Floor	-	3.15	3.15	-
Guard Room -2				
Ground Floor	-	3.15	3.15	-
Grand Total	**24476.78**	**1610.21**	**26086.99**	**237**

Total FSI Area : 24476.78Sq.m

FSI achieved – 3.29

All the dwelling units area below 90sqm.Hence Premium FSI Charges Not applicable.

LIG Units Provided Details:-

Total FSI Area : 24476.78 LIG Unit Required Area (10%) = 2447.68sqm

LIG Units Provided (10.61%) = 2599.00sqm

No of LIG Units Provided = 46 Units (Below 60sqm).

10.61% LIG Units provided. Hence Shelter Fund Charges Not applicable.

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.84/2024.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **26.09.2024** to **25.09.2032** vide reference Government order 17th cited above.
3. The Proposed Residential Building placed in 187th 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) Conditions stipulated in the Noc cited in the reference 22 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2) Conditions stipulated in the Airport Authority Noc cited in the reference 23 and 24 issued by Airport Authority of India is to be followed scrupulously.
3) Structural Design report and drawing for the entire structure from PWD have be obtained, dated from 22.07.2024.
4) Conditions stipulated in the Environmental Clearance cited in the reference 17 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
5) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

7) 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.

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

9) 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.

10) 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.

11) 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.63,664/-** Payment Receipt 2023122992757, Transaction ID 2460433189325, Date.29.12.2023.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 2024053092757, Transaction ID 0339770747120, Date.30.05.2024.
3. Centage Charge for Building: **Rs.50,000**/- Payment Receipt 2024053092757, Transaction ID 0339770747120, Date.30.05.2024.
4. Infrastructure and Amenities Charges: **Rs.91,98,750**/- Payment Receipt 2024053092757, Transaction ID 0339770747120, Date.30.05.2024.
5. Completion Certificate: **Rs.2,85,220**/- Payment Receipt 2024053092757, Transaction ID 0339770747120, Date.30.05.2024.
6. Security Deposit: **Rs.45,99,375**/- Payment Receipt 2024053092757, Transaction ID 0339770747120, Date.30.05.2024.
7. Display Board Charges: Rs.**10,000**/- Payment Receipt 2024053092757, Transaction ID 0339770747120, Date.30.05.2024.
8. Development Charges for Land: **Rs.29,720/-** Payment Receipt 2024053092757, Transaction ID 0339770747120, Date.30.05.2024.

9. Development Charges for Building: **Rs.3,18,000/-** Payment Receipt 2024053092757, Transaction ID 0339770747120, Date.30.05.2024.

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

Encl:
Drawing no of sheets.1 to 7
Copy:-
1.**M/s.Emerald Haven Realty Limited.**
4th Floor, Ispahani Centre,
Nungambakkam High Road,
Thousand Lights, Nungambakkam,
Chennai -600034.
Ph.94441 65161
Email Id. v.deenadayalan@tvsemerald.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

TRUTH ALONE TRIUMPHS

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2024.09.26 12:00:32



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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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