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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 Commissioner,**
Maraimalai Nagar Municipality,
Chengalpattu Taluk,
Chengalpattu District.

**Online Application No:SWP/BPA/0061700/2023 Date: 28.03.2024.**

Subject : **RESIDENTIAL BUILDING (AFFORDABLE HOUSING) - DISTRICT TOWN AND COUNTRY PLANNING OFFICE, CHENGALPATTU** – Chengalpattu District / Taluk – Maraimalainagar Municipality - Potheri Village – SF.No.41/4, 41/5 - Site area of 3600.00 Sq. m. - FSI area of 9355.87 sq.m, (Stilt + 5th Floor), 91 Dwelling units – Technical Approved issued – Forwarded for further action - Regarding.

**Reference :** 1. Application Reference No. SWP/BPA/0061700/2023 Scrutiny Reference No. PVZIVUKI Received from M/s. DAC Developers Private Ltd., Dt: 25.11.2023

2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 13.03.2024

3. The Assistant Director, Chengalpattu, Inspection Report Dated: 01.12.2023.

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

8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020

9. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.

10. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

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, D ated: 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. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges, Shelter Fund Charges and OSR Charges respectively dated. 21.03.2024.

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 19.03.2024 & 22.03.2024

18. District Collector, Chengalpattu District, NOC K.Dis.No.5984/2014/B1, Dated:28.03.2015.

**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 / Taluk – Maraimalainagar Municipality - Potheri Village – SF.No.41/4, 41/5 - Site area of 3600.00 Sq.m. - FSI area of 9355.87 sq.m, (Stilt + 5th Floor), 91 Dwelling units Technical Approval for Residential building (Affordable Housing) has been issued the number is assigned as **SWP/B.P./Chennai – DTCP No.134/2024**

The area statement for the Proposed Residential Building (Affordable Housing) is as below.

**Area of Site – 3600.00 Sq.m.**

**Building details : Residential Building (Affordable Housing)**

| Floor | Usage | FSI (Sqm) | Non FSI Area (Sqm) | Total Buildup Area (Sqm) | No of Dwelling Units |
|---|---|---|---|---|---|
| Stilt Floor | Parking, Electrical Transformer & Maintenance | 49.72 | 2410.22 | 2459.94 | Parking |
| First Floor | Residence | 1902.74 | - | 1902.74 | 19 |
| Second Floor | Residence | 1902.74 | - | 1902.74 | 19 |
| Third Floor | Residence | 1902.74 | - | 1902.74 | 19 |
| Fourth Floor | Residence | 1768.75 | - | 1768.75 | 17 |
| | Indoor Games | 66.84 | - | 66.84 | - |
| | Multipurpose Hall | 46.52 | - | 46.52 | - |
| | Association Room | 20.63 | - | 20.63 | - |
| Fifth Floor | Residence | 1628.03 | - | 1628.03 | 17 |
| | GYM | 67.16 | - | 67.16 | - |
| Head Room | | - | 87.30 | 87.30 | - |
| Lift Machine Room | | - | 16.77 | 16.77 | - |
| | **TOTAL AREA** | **9355.87** | **2514.29** | **11870.16** | **91** |

Total FSI Area – 9355.87 sq.m

FSI Achieved – 2.599 with Premium FSI 0.599

With the above area, the proposed building proposal is given Technical approval with the following special and general conditions is issued for the Industrial 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.31/2024**

**SPECIAL CONDITIONS:**

1) The Conditions imposed in the District Collector letter cited in reference No.18 should be followed.

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

3) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

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 of Tamil Nadu combined development and building rules 2019 (TNCD&BR 2019). 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 as prescribed TNCD & BR 2019.

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

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 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 for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project of part of it only after registering the Real Estate project with the Real Estate Regulatory Authority"

8) 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 Residential building (Affordable Housing). As per TNCD & BR Rule 44 (2) 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.
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.25,710/-** Payment Receipt No.2023112561700
   Transaction ID : 0043195219512 Dt: 25.11.2023
2. **Centage Charge for Building– Rs.10,000/-** Payment Receipt No. 2024032261700
   Transaction ID : 3013937074339 Dt: 22.03.2024
3. **Centage Charge for Land – Rs.300/-** Payment Receipt No. 2024032261700
   Transaction ID : 3013937074339 Dt: 22.03.2024
4. **Infrastructure & Amenitites Charges – 35,15,625/-**
   Payment Receipt No. 2024032261700 Transaction ID : 3013937074339
   Dt: 22.03.2024
5. **CC Charges – Rs.1,29,156/-** Payment Receipt No. 2024032261700
   Transaction ID : 3013937074339 Dt: 22.03.2024
6. **Display Charges – Rs.1,500/-** Payment Receipt No. 2024032261700
   Transaction ID : 3013937074339 Dt: 22.03.2024
7. **Security Deposit Charges – Rs.17,57,813/-** Payment Receipt No. 2024032261700
   Transaction ID : 3013937074339 Dt: 22.03.2024
8. **Shelter Fund Charges – Rs.4,53,008/-** Payment Receipt No. 2024032261700
   Transaction ID : 3013937074339 Dt: 22.03.2024
9. **OSR Charges – Rs.4,17,897/-** Payment Receipt No. 2024031961700
   Transaction ID : 2130351822315 Dt: 19.03.2024

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

**Copy to :-**

1. **M/s. DAC DEVELOPERS PVT LTD**
   Flat A1, G.F, Door No.19,
   K Block, 1st Main Road,
   1st Avenue, Anna Nagar East,
   Chennai - 600 102.
   Ph : 9500199338

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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