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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
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To
The President,
Kattankulathur Panchayat Union,
Chengalpattu Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0043252/2023 Date: 07.05.2024.

Subject : **HRB - RESIDENTIAL BUILDING - DISTRICT TOWN AND COUNTRY PLANNING OFFICE, CHENGALPATTU --**Chengalpattu District / Taluk – Kattankulathur Panchayat Union, Veerapuram Panchayat, Paranur Village, Approved Mahindra World City Layout (L.P/DTCP No.08/2023) in Plot No.P-17/1, S.F.Nos.88/2pt; 89/2pt; 90/2pt; 91/2pt; 92/2pt; 95part; 96/1part, 96/2part; 97/1part, 97/2part; 98part; 129/2part;130/1,130/2; 131; 132/1,132/2, 132/3; 133/1,133/2,133/3,133/4; 134/1A, 134/1B, 134/2; 143 with a Site Area of 37008.39Sqm- FSI Area of 96684.92sq.m – 1119 Dwelling Units – Technical Approved issued – Forwarded for further action - Regarding.

Reference :

1. Application Reference No. **SWP/BPA/0043252/2023** Scrutiny Reference No. NVAKB0PA : Received from M/s. Alliance Budget Housing India Private Limited Dt: 21.10.2023
2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 14.03.2024
3. The Assistant Director, Chengalpattu, Inspection Report Dated: 06.11.2023.
4. HRB Meeting held on 01.12.2023, Subject No.9
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 & 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. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, D ated: 22.09.2017
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
14. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.11080/C1/2023, dated:25.09.2023. PP Noc.No.169/2023.
15. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/70223/767022, Dated:07.09.2023.
16. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/70223/767026, Dated:07.09.2023.
17. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/70223/767027, Dated:07.09.2023.

18. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/071023/768177, Dated:04.08.2023.

19. Mahindra World City, Chennai letter Dated:09.08.2023 (Regarding STP & Drinking water supply)

20. Special Chief Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai, Structural Design reviewed on 03.12.2023

21. Executive Engineer, Lower Palar Basin Division,WRD, Kancheepuram Letter No. E VA A1/ KO.28 Noc- Paranur/2024, Dated: 02.02.2024.

22. Government of India, Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), Tamil Nadu Letter Dated : 12.04.2024 (EC Identification No.EC24B038TN138898)

22. 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. 15.03.2024.

23. Payment of Scrutiny fee, Centage charges, Infrastructure and Amenities Charges, CC Charges, Display board charges received from the applicant respectively on 21.10.2023 & 02.05.2024

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 – Kattankulathur Panchayat Union, Veerapuram Panchayat, Paranur Village, Approved Mahindra World City Layout (L.P/DTCP No.08/2023) in Plot No.P-17/1, S.F.Nos.88/2pt; 89/2pt; 90/2pt; 91/2pt; 92/2pt; 95part; 96/1part, 96/2part; 97/1part, 97/2part; 98part; 129/2part;130/1,130/2; 131; 132/1,132/2, 132/3; 133/1,133/2,133/3,133/4; 134/1A, 134/1B, 134/2; 143 with a Site Area of 37008.39Sqm- FSI Area of 96684.92sq.m – 1119 Dwelling Units Technical Approval for HRB Residential building has been issued the number is assigned as **SWP/B.P./Chennai – DTCP No.136/2024**

The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 01.12.2023. The subject was discussed and suggestions of High Rise Building panel were obtained.

The area statement for the Proposed HRB Residential Building is as below.

Area of Site – 37008.39 Sq.m.

Proposed High Rise Residential Building Area Details in Sq.m.

FLOOR DETAILS	FSI AREA (SQM)	DEDUCTION AREA (SQM)	NON FSI AREA (SQM	TOTAL BUILT UP AREA (SQM)	NUMBER OF DWELLING UNITS
BLOCK A					
STILT	241.73	-	536.97	778.70	0
FIRST	630.36	57.23	-	630.36	8
SECOND	668.64	30.25	-	668.64	9
THIRD	668.64	30.25	-	668.64	9
FOURTH	668.64	30.25	-	668.64	9
FIFTH	668.64	30.25	-	668.64	9
SIXTH	668.64	30.25	-	668.64	9
SEVENTH	668.64	30.25	-	668.64	9
EIGHTH	668.64	30.25	-	668.64	9
NINETH	668.64	30.25	-	668.64	9
TENTH	668.64	30.25	-	668.64	9
ELEVENTH	668.64	30.25	-	668.64	9
TWELVTH	668.64	30.25	-	668.64	9
THIRTEENTH	668.64	30.25	-	668.64	9
SUB TOTAL	8895.77	420.23	536.97	9432.74	116
BLOCK B					
FIRST	1278.75	55.70	-	1278.75	14
SECOND	1317.11	28.63	-	1317.11	15
THIRD	1317.11	28.63	-	1317.11	15
FOURTH	1317.11	28.63	-	1317.11	15
FIFTH	1317.11	28.63	-	1317.11	15
SIXTH	1317.11	28.63	-	1317.11	15
SEVENTH	1317.11	28.63	-	1317.11	15
EIGHTH	1317.11	28.63	-	1317.11	15
NINETH	1317.11	28.63	-	1317.11	15
TENTH	1317.11	28.63	-	1317.11	15

ELEVENTH	1317.11	28.63	-	1317.11	15
TWELVTH	1317.11	28.63	-	1317.11	15
THIRTEENTH	1317.11	28.63	-	1317.11	15
FOURTEENTH	1317.11	28.63	-	1317.11	15
FIFTEENTH	1317.11	28.63	-	1317.11	15
SIXTEENTH	1317.11	28.63	-	1317.11	15
SEVENTEENTH	1317.11	28.63	-	1317.11	15
EIGHTEENTH	1317.11	28.63	-	1317.11	15
NINETEENTH	1317.11	28.63	-	1317.11	15
SUB TOTAL	24986.73	571.04		24986.73	284
BLOCK C					
FIRST	939.31	54.93	-	939.31	12
SECOND	977.72	16.52	-	977.72	13
THIRD	977.72	16.52	-	977.72	13
FOURTH	977.72	16.52	-	977.72	13
FIFTH	977.72	16.52	-	977.72	13
SIXTH	977.72	16.52	-	977.72	13
SEVENTH	977.72	16.52	-	977.72	13
EIGHTH	977.72	16.52	-	977.72	13
NINETH	977.72	16.52	-	977.72	13
TENTH	977.72	16.52	-	977.72	13
ELEVENTH	977.72	16.52	-	977.72	13
TWELVTH	977.72	16.52	-	977.72	13
THIRTEENTH	977.72	16.52	-	977.72	13
FOURTEENTH	977.72	16.52	-	977.72	13
FIFTEENTH	977.72	16.52	-	977.72	13
SIXTEENTH	977.72	16.52	-	977.72	13
SEVENTEENTH	977.72	16.52	-	977.72	13
EIGHTEENTH	977.72	16.52	-	977.72	13
NINETEENTH	977.72	16.52	-	977.72	13
SUB TOTAL	18538.27	352.29	-	18538.27	246
BLOCK D					

FIRST	939.31	54.93	-	939.31	12
SECOND	977.70	16.54	-	977.70	13
THIRD	977.70	16.54	-	977.70	13
FOURTH	977.70	16.54	-	977.70	13
FIFTH	977.70	16.54	-	977.70	13
SIXTH	977.70	16.54	-	977.70	13
SEVENTH	977.70	16.54	-	977.70	13
EIGHTH	977.70	16.54	-	977.70	13
NINETH	977.70	16.54	-	977.70	13
TENTH	977.70	16.54	-	977.70	13
ELEVENTH	977.70	16.54	-	977.70	13
TWELVTH	977.70	16.54	-	977.70	13
THIRTEENTH	977.70	16.54	-	977.70	13
FOURTEENTH	977.70	16.54	-	977.70	13
FIFTEENTH	977.70	16.54	-	977.70	13
SIXTEENTH	977.70	16.54	-	977.70	13
SEVENTEENTH	977.70	16.54	-	977.70	13
EIGHTEENTH	977.70	16.54	-	977.70	13
NINETEENTH	977.70	16.54	-	977.70	13
SUB TOTAL	18537.91	352.65	-	18537.91	246

BLOCK E					
FIRST	1056.92	60.62	-	1056.92	11
SECOND	1095.12	28.38	-	1095.12	12
THIRD	1095.12	28.38	-	1095.12	12
FOURTH	1095.12	28.38	-	1095.12	12
FIFTH	1095.12	28.38	-	1095.12	12
SIXTH	1095.12	28.38	-	1095.12	12
SEVENTH	1095.12	28.38	-	1095.12	12
EIGHTH	1095.12	28.38	-	1095.12	12
NINETH	1095.12	28.38	-	1095.12	12
TENTH	1095.12	28.38	-	1095.12	12
ELEVENTH	1095.12	28.38	-	1095.12	12
TWELVTH	1095.12	28.38	-	1095.12	12

THIRTEENTH	1095.12	28.38	-	1095.12	12
FOURTEENTH	1095.12	28.38	-	1095.12	12
FIFTEENTH	1095.12	28.38	-	1095.12	12
SIXTEENTH	1095.12	28.38	-	1095.12	12
SEVENTEENTH	1095.12	28.38	-	1095.12	12
EIGHTEENTH	1095.12	28.38	-	1095.12	12
NINETEENTH	1095.12	28.38	-	1095.12	12
SUB TOTAL	20769.08	571.46	-	20769.08	227
BLOCK F					
GROUND	555.11	4.09	-	555.11	-
FIRST	593.05	4.37	-	593.05	-
SECOND	429.95	58.95	-	429.95	-
THIRD	484.93	3.97	-	484.93	-
FOURTH	485.00	3.97	-	485.00	-
SUB TOTAL	2548.04	75.35	-	2548.04	-
BLOCK G					
GROUND	359.28	2.82	-	359.28	-
FIRST	329.47	62.63	-	329.47	-
SECOND	344.67	2.82	-	344.67	-
SUB TOTAL	1033.42	68.27	-	1033.42	-
Combined Basement	-	-	14605.13	14605.13	-
Combined Stilt	1375.70	-	10338.45	11714.15	-
Head Room	-	-	369.47	369.47	-
Total	**96684.22**	**-**	**25850.02**	**122534.94**	**1119Units**

Total FSI Area – 96684.92 sq.m

EWS Units: Totally 268 Dwelling Units (37.65sqm carpet area) provided for EWS Totally required EWS Area : 9668.49sqm (10%)

Totally Provided EWS Area : 11186.32sqm (11.57%)

Hence, Shelter fund not applicable this proposal.

With the above area, the proposed High Rise Residential building proposal is given Technical approval with the following special and general conditions is issued for the 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.45/2024**

Special Conditions

1. As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
2. Conditions stipulated in the reference 20th cited (WRD Noc) shall be followed scrupulously.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
4. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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 Permission is issued subject to the condition that the applicant/developer and also the architect/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.
6. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.
8. 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.
9. 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. 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.2,45,069/-** Transaction ID : 3624583808620	Payment Receipt No. 2023102143252 Dt: 21.10.2023
2.	**Centage Charge for Building– Rs.1,11,900/-** Transaction ID : 3013937074339	Payment Receipt No. 2024032261700 Dt: 22.03.2024
3.	**Centage Charge for Land – Rs.300/-** Transaction ID : 3013937074339	Payment Receipt No. 2024032261700 Dt: 22.03.2024

4. **Infrastructure & Amenitites Charges – 3,69,73,991/-**
   Payment Receipt No. 2024032261700 Transaction ID : 3013937074339
   Dt: 22.03.2024

5. **CC Charges – Rs.13,18,845/-** Payment Receipt No. 2024032261700
   Transaction ID : 3013937074339 Dt: 22.03.2024

6. **Display Charges – Rs.10,000/-** Payment Receipt No. 2024032261700
   Transaction ID : 3013937074339 Dt: 22.03.2024

7. **Security Deposit Charges – Rs.1,81,29,375/-**
   BG Ref : 677GPGE241015001 Dt : 10.04.2024

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

Copy to :-

1. **Thiru. S. PADMANABAN and OTHERS**
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   Email Id : vpoints@rediffmail.com

2. **The Chairman,**
   Tamil Nadu Real Estate Regularity Authority,
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   Chennai – 600 008.



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Home Vastu Shastra, Plot Vastu Shastra, Property Management

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