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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no:SWP/BPA/270950/2024

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,
Kanathur Reddykuppam Panchayat
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **High Rise Affordable Residential Apartment** - District Town and Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk and panchayat union, Kanathur Reddykuppam Panchayat and village, S.F.Nos. 18/1, 2, 3, 8A, 8B, 10; 19/1,2, 3, 4, 6B; 23/1A; 24/1; 25/1A, 1B, 1C, 1D, 2, 3, 4, 5, 6, 7, 8, 9A, 9B, 9C, 10; 29/12C1, 12C2, 12C3B; 30/5C1A, 6B, 7A, 8, 9, 10, 12C1A, 12C1B, 12C2, 12C3, 13A1, 13B; 31/1C1A1, 11 and 31/13 with a Site Area of 43411.78 Sq.m - FSI Area of 121540.99 Sq.m (1039 Dwelling units) - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant. **M/s.Voora Property Developers Private Limited (GPA), Represented by its Director Thiru.Suman Voora**, Online Application Reference No. SWP/BPA/270950/2024, Dated:24.06.2024.
2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/270950/2024, Dated:02.07.2024.

3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0270950/2024, dated: 21.11.2024.
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, CC Charges and Security Deposit respectively dated.25.11.2024.
19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board, CC Charges and Security Deposit received from the applicant respectively on 24.06.2024 and 25.11.2024.
20. Resolution No.06, of 189 Mamallapuram Local Planning Authority, Dated :13.12.2024.
21. HRB Meeting held on 30.09.2024, (Subject No.6)
22. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.11594/C1/2024, P.P.NOC 150/2024, dated 05.08.2024. PP NOC 150/2024.
23. Airport Authority of India NOC No. CHEN/ SOUTH/ B/ 062824/ 1092742, dated 08.07.2024.

*****

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 Affordable Residential Apartment** at Chengalpattu District – Thiruporur taluk and panchayat union, Kanathur Reddykuppam Panchayat and village, S.F.Nos. 18/1, 2, 3, 8A, 8B, 10; 19/1,2, 3, 4, 6B; 23/1A; 24/1; 25/1A, 1B, 1C, 1D, 2, 3, 4, 5, 6, 7, 8, 9A, 9B, 9C, 10; 29/12C1, 12C2, 12C3B; 30/5C1A, 6B, 7A, 8, 9, 10, 12C1A, 12C1B, 12C2, 12C3, 13A1, 13B; 31/1C1A1, 11 and 31/13 with a Site Area of 43411.78 Sq.m - FSI Area of 121540.99 Sq.m (1039 Dwelling units) – Technical Clearance number is assigned as **B.P/DTCP No.560/2024.**

As per 189th of Mamallapuram Local Planning Authority Meeting Resolution No.06, vide 20 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as “1 to 61”

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

Total Area of the Site – 44370.00Sqm (As per patta)

To be gifted area for road widening – 958.22 sq.m

Total Area of the Site – 43411.78 Sq.m

High Rise Affordable Residential Apartment Building area statement in sq.m

Sl.No.	Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Builtup Area in Sq.m	No. of Dwellin gUnits
01.	**Block-1, 02 & 03**				
	Combined Basement Floor	83.25	25606.50	25689.75	-
02.	**Block-01 (Tower-1 EWS)**				
	Stilt Floor	121.61	1001.57	1123.18	-
	1st Floor	1068.34	-	1068.34	18
	2nd Floor	1068.34	-	1068.34	18
	3rd Floor	1068.34	-	1068.34	18
	4th Floor	1068.34	-	1068.34	18
	5th Floor	1068.34	-	1068.34	18
	6th Floor	1068.34	-	1068.34	18
	7th Floor	1068.34	-	1068.34	18
	8th Floor	1068.34	-	1068.34	18
	9th Floor	1068.34	-	1068.34	18
	10th Floor	1068.34	-	1068.34	18
	11th Floor	1068.34	-	1068.34	18
	12th Floor	448.36	-	448.36	06
	Terrace Floor	-	141.53	141.53	-
	Sub Total	12321.71	1143.10	13464.81	204
03	**Block-02 (Tower-2,3,4)**				
	Combined Stilt Floor	340.58	9099.83	9440.41	-
04	**Block-02 (Tower-2)**				
	1st Floor (Podium)	764.04	402.01	1,166.05	05
	2nd Floor	1131.06	-	1131.06	09
	3rd Floor	1131.06	-	1131.06	09
	4th Floor	1131.06	-	1131.06	09
	5th Floor	1131.06	-	1131.06	09
	6th Floor	1131.06	-	1131.06	09
	7th Floor	1131.06	-	1131.06	09
	8th Floor	1131.06	-	1131.06	09
	9th Floor	1131.06	-	1131.06	09
	10th Floor	1131.06	-	1131.06	09
	11th Floor	1131.06	-	1131.06	09
	12th Floor	1131.06	-	1131.06	09
	13th Floor	1131.06	-	1131.06	09
	14th Floor	1131.06	-	1131.06	09
	15th Floor	1131.06	-	1131.06	09
	16th Floor	1131.06	-	1131.06	09
	17th Floor	1131.06	-	1131.06	09

	18th Floor	1131.06	-	1131.06	09
	19th Floor	1131.06	-	1131.06	09
	20th Floor (Refuge)	1172.06	-	1172.06	09
	21st Floor	1131.06	-	1131.06	09
	22nd Floor	1131.06	-	1131.06	09
	23rd Floor	1131.06	-	1131.06	09
	24th Floor	1131.06	-	1131.06	09
	25th Floor	1131.06	-	1131.06	09
	26th Floor	1131.06	-	1131.06	09
	27th Floor	1131.06	-	1131.06	09
	28th Floor	1131.06	-	1131.06	09
	29th Floor	1131.06	-	1131.06	09
	30th Floor (Refuge)	1172.06	-	1172.06	09
	31st Floor	1131.06	-	1131.06	09
	32nd Floor	1131.06	-	1131.06	09
	33rd Floor	1131.06	-	1131.06	09
	34th Floor	1131.06	-	1131.06	09
	35th Floor	1131.06	-	1131.06	09
	36th Floor	1131.06	-	1131.06	09
	37th Floor	1131.06	-	1131.06	09
	38th Floor	1131.06	-	1131.06	09
	39th Floor (Refuge)	1172.06	-	1172.06	09
	40th Floor	1131.06	-	1131.06	09
	41st Floor	1131.06	-	1131.06	09
	Terrace Floor	-	238.15	238.15	-
	Sub Total	46129.44	640.16	46769.60	365
05	**Block-02 (Tower-3)**				
	1st Floor (Podium)	920.17	223.39	1143.56	07
	2nd Floor	1131.06	-	1131.06	09
	3rd Floor	1131.06	-	1131.06	09
	4th Floor	1131.06	-	1131.06	09
	5th Floor	1131.06	-	1131.06	09
	6th Floor	1131.06	-	1131.06	09
	7th Floor	1131.06	-	1131.06	09
	8th Floor	1131.06	-	1131.06	09
	9th Floor	1131.06	-	1131.06	09
	10th Floor	1131.06	-	1131.06	09
	11th Floor	1131.06	-	1131.06	09
	12th Floor	1131.06	-	1131.06	09
	13th Floor	1131.06	-	1131.06	09
	14th Floor	1131.06	-	1131.06	09
	15th Floor	1131.06	-	1131.06	09
	16th Floor	1131.06	-	1131.06	09
	17th Floor	1131.06	-	1131.06	09
	18th Floor	1131.06	-	1131.06	09
	19th Floor	1131.06	-	1131.06	09
	20th Floor (Refuge)	1172.06	-	1172.06	09
	21st Floor	1131.06	-	1131.06	09
	22nd Floor	1131.06	-	1131.06	09
	23rd Floor	1131.06	-	1131.06	09
	24th Floor	1131.06	-	1131.06	09
	25th Floor	1131.06	-	1131.06	09

	26th Floor	1131.06	-	1131.06	09
	27th Floor	1131.06	-	1131.06	09
	28th Floor	1131.06	-	1131.06	09
	29th Floor	1131.06	-	1131.06	09
	30th Floor (Refuge)	1172.06	-	1172.06	09
	31st Floor	1131.06	-	1131.06	09
	32nd Floor	1131.06	-	1131.06	09
	33rd Floor	1131.06	-	1131.06	09
	34th Floor	1131.06	-	1131.06	09
	35th Floor	1131.06	-	1131.06	09
	36th Floor	1131.06	-	1131.06	09
	37th Floor	1131.06	-	1131.06	09
	38th Floor	1131.06	-	1131.06	09
	39th Floor (Refuge)	1172.06	-	1172.06	09
	40th Floor	1131.06	-	1131.06	09
	41st Floor	1131.06	-	1131.06	09
	Terrace Floor	-	238.15	238.15	-
	Sub Total	**46285.57**	**461.54**	**46747.11**	**367**
06	**Block-02 (Tower-4)**				
	1st Floor (Podium)	618.67	537.79	1156.46	04
	2nd Floor	1131.06	-	1131.06	09
	3rd Floor	1131.06	-	1131.06	09
	4th Floor	1131.06	-	1131.06	09
	5th Floor	1131.06	-	1131.06	09
	6th Floor	1131.06	-	1131.06	09
	7th Floor	1131.06	-	1131.06	09
	8th Floor	1131.06	-	1131.06	09
	9th Floor	1131.06	-	1131.06	09
	10th Floor	1131.06	-	1131.06	09
	11th Floor	1131.06	-	1131.06	09
	12th Floor	1131.06	-	1131.06	09
	Terrace Floor	-	238.15	238.15	-
	Sub Total	**13060.33**	**775.94**	**13836.27**	**103**
07	**Block (Club House)**				
	Ground Floor	526.52	-	526.52	
	1st Floor	516.52	-	516.52	
	2nd Floor	516.52	-	516.52	
	3rd Floor	516.52	-	516.52	
	4th Floor	572.87	-	516.52	
	5th Floor	617.70	-	617.70	
	Terrace Floor	-	192.73	192.73	
	Sub Total	**3266.65**	**192.73**	**3459.38**	
08	**Block-04 (Swimming Pool-Change room & Shower)**				
	Ground Floor	53.46	-	53.46	
	Total	**121540.99**	**37919.80**	**159460.79**	**1039Units**

Total FSI Area= 121540.99 sq.m

EWS Units Provided Details:

Total FSI Area : 121540.99sq.m

EWS Unit Required Area (10%) = 12154.09 sq.m

EWS Units Provided (10.13%) = 12321.71 sq.m

No of EWS Units Provided = 204 Units (Below 40sqm carpet area).

10.13% EWS Units provided. Hence Shelter Fund Charges Not applicable.

All the Dwelling Units Carpet Area is below 90sqm, Hence Premium FSI Charges not applicable as per TNCD&BR-2019 rule 39, sub rule 23 (a & b).

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.02/2025.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **03.01.2025** to **02.01.2033** 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) The OSR-1 (earmarked as A1 to A14) area 3767.95sqm and OSR-2 (earmarkedas B1 to B5) area 574.71sqm, total OSR 4342.66sqm shown in the site plan shall be handed over to local body document no.27567/2024, Dated.26.12.2024.

2) Proposed Road widening area 958.22sqm (earmarked as C1 to C6) shall be handed over to local body document no.27567/2024, Dated.26.12.2024.

3) Proposed Road area 609.91sqm (earmarked as E1 to E9) and Road area 427.34sqm (earmarked as D1 to D6) for the approach road to S.F.No:18/9 Kalam Promboke Land and S.F.No:30/11 Kulam Promboke Land and OSR shall be handed

over to the local body document no.27567/2024, Dated.26.12.2024.

4) Structural Design report and drawing for the entire structure from Anna University/IIT/SERC shall be obtained from Division of Structure Engineering, Department of Civil Engineering, Anna University, Chennai , dated.14.11.2024.
5) Environmental Clearance is to be obtained before commencement of Construction.
6) 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.
7) Conditions stipulated in the Airport Authority NOC for height clearance cited in the reference 23 issued by Airport Authority of India is to be followed scrupulously.
8) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
9) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
10) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
11) 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.
12) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
13) 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.

14) 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.

15) 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 Affordable 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.3,90,791/-** Payment Receipt 20240624270950, Transaction ID 0419889935840, Date.24.06.2024.

2. Centage Charge for Land: **Rs.300**/- Payment Receipt 20241125270950, Transaction ID 4754025531839, Date.25.11.2024
3. Centage Charge for Building: **Rs.1,05,000**/- Payment Receipt 20241125270950, Transaction ID 4754025531839, Date.25.11.2024
4. Infrastructure and Amenities Charges: **Rs. 4,56,00,000** /- Payment Receipt 20241125270950, Transaction ID 4754025531839, Date.25.11.2024
5. Completion Certificate: **Rs.17,40,550**/- Payment Receipt 20241125270950, Transaction ID 4754025531839, Date.25.11.2024
6. Security Deposit: **Rs.2,28,00,000**/- Payment Receipt 20241125270950, Transaction ID 4754025531839, Date.25.11.2024
7. Display Board Charges: Rs.**10,000**/- Payment Receipt 20241125270950, Transaction ID 4754025531839, Date.25.11.2024.
8. Development Charges for Land: **Rs.1,77,480/-** Payment Receipt 20241125270950, Transaction ID 4754025531839, Date.25.11.2024.
9. Development Charges for Building: **Rs.19,40,592/-** Payment Receipt 20241125270950, Transaction ID 4754025531839, Date.25.11.2024.

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

Encl:
1. Drawing no of sheets.1 to 14.
2. Original Gift deed Document no: 27567/2024, Dated.26.12.2024.

Copy: -
M/s.Voora Property Developers Private Limited,
(GPA),Represented by its Director Thiru.Suman Voora,
No.139, Dr.Radhakrishnan Salai,
Mylapore, Chennai - 600004
Ph : 9444434567

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:2025.01.03 12:02:19



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