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hello@verified.realestate
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DIGITALLY VERIFIED RECORD

ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT

From
Thiru. G.RAGHUL KUMAR, M.E.,
Assistant Director,
District Town and Country Planning Office,
D- Block, 4th Floor,
Vedanarayanapuram, Venpakkam,
Chengalpattu – 603 111.
Ph : 044 – 27422144
E-mail : ddcgldistrict@gmail.com

To
The President,
Paranur Panchayat,
Chengalpattu Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0464127/2025 Date: 23.06.2025.

Subject :

HRB - PROPOSED ADDITIONAL CONSTRUCTION - RESIDENTIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District / Taluk, Paranur Village, Approved Mahindra World City Layout No. L.P/DTCP.No.01/2017 and revised as L.P/DTCP No.10/2023, Plot No. P23/2pt Comprised in Survey Nos.34/3pt, 35/3pt, 36/1pt, 2; 37,38pt; 39/1, 2, 3; 40; 41pt; 51/1pt, 2pt; 52/3pt; 53/2pt; 164/1pt, 2pt; 203/1,2,3; 204/1,2,3,4,5; 205; 206/1, 2, 3; 207/1, 2; 221; 223/1, 2 with a site extent of 63292.73Sq.m – FSI area of 31570.57Sqm has been already approved - Now additional site area 9125.66Sqm in Plot no. P23/2pt, Paranur village, Survey Nos.196part,197part and 202/1part has been added to the already approved site - Total site area: 72416.26Sqm – Proposed additional FSI area: 36735.60Sqm - Total already approved and proposed FSI area – 68306.17Sqm - Technical Approval issued – Forwarded for further action - Regarding.

Reference :

1. Applicant. M/s.Ashiana Housing Limited, Online Application No. SWP/BPA/0464127/2025, Scrutiny Reference No.K4TFCOIW dated: 20.02.2025.

2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 08.05.2025

3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 08.03.2025.

4. Technical Concurrence issued by Director of Town and Country Planning, Chennai, Online application No. SWP / BPA / 0009216 /2023, Dated:26.09.2023. (Technical Concurrence No.364 / 2023

5. Assistant Director, District Town and Country Planning office, Chengalpattu, Technical approval online application No. SWP / BPA / 0009216 /2023, Dated:03.01.2024 (Technical Approval SWP / B.P / AD / DTCP(CD3) No.01 / 2024)

6. HRB Meeting held on 08.04.2025 (Table Agenda.3

7. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.

8. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

9. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021

10. 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.

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

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

13. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 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. DGP / Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.3521/C1/2025, PP Noc.No.66/2025, dated:20.03.2025.

18. Airport Authority Noc id .OFFKPM/ South/ B/ 062822/ 680418, Dated: 22.07.2022)

19. Environmental Clearance letter No. SEIAA-TN/F.No.9384/ EC/ 8(a) / 883/2022, (EC) Identification No.EC22B038TN110964, (Category B2) Dated:08.11.2022

20. Executive Engineer, WRD, Keelpaalaru basin division, Letter no: E.Va.A1/Ko.28 (Noc- Paranur) /2023, Dated: 21.07.2023

21. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024

22. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024

23. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Display board charges, CC Charges, Security Deposit Charges, Development Charges and Shelter Fund Charges respectively dated on 08.05.2025

24. Payment of Scrutiny fee Dt : 20.02.2025 and Centage charges, Infrastructure and Amenities Charges, Display board charges, CC Charges, Security Deposit Charges, Development Charges and Shelter Fund Charges received from the applicant respectively on 20.05.2025

25. Structural Design report and drawing for the entire structure from M/s. JW Consultants LLP.

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection the file forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. In the 2nd cited letter, the Director of Town and Country Planning, Chennai has issued the Technical Concurrence for **Proposed Additional Construction Of High Rise Residential Building** the boundary of the site has been marked as **"1 to 35"** and the number is assigned as **SWP/B.P/DTCP No.230/2025** in proposed additional construction of High Rise Residential Building in addition to the Technical approval has already been issued in the reference 4th cited for an FSI area of 31570.57Sqm in a site area of 63292.73Sq.m at Chengalpattu District and Taluk, Paranur Village, Approved Mahindra World city Layout No.01/2017 revised as 10/2023, Plot No.P23/2pt,

Comprised in S.Nos.34/3pt, 35/3pt, 36/1pt, 2; 37, 38pt; 39/1,2,3;40;41pt; 51/1pt,2pt; 52/3pt; 53/2pt; 164/1pt,2pt; 203/1,2,3; 204/1,2,3, 4, 5; 205; 206/1, 2, 3; 207/1, 2; 221; 223/1, 2.

Now additional site area 9125.66Sqm in Plot no. P23/2pt, Paranur village, Survey Nos.196part,197part and 202/1part has been added to the already approved site. Total site area is 72416.26Sqm. Proposed additional FSI area of 36735.60Sqm. Total already approved and proposed FSI area put together is 68306.17Sqm.

The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 08.04.2025, (Table Agenda-3). The subject was discussed and suggestions of High Rise Building panel were obtained.

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

Total Area of the Site - 72416.26Sqm

Proposed High Rise Residential Building Area details

Typical Block Name	Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Deduction	Total Builtup area in Sq.m	Number of Dwelling Units
1	**High Rise Residential Building**					
	Tower-2, (Wing D,E)					
	Ground Floor	782.37	477.28	16.98	1259.65	4
	First Floor	1259.65		38.96	1259.65	12
	Second Floor	1259.65		38.96	1259.65	12
	Third Floor	1259.65		38.96	1259.65	12
	Fourth Floor	1259.65		38.96	1259.65	12
	Fifth Floor	1259.65		38.96	1259.65	12
	Sixth Floor	1259.65		38.96	1259.65	12
	Seventh Floor	1259.65		38.96	1259.65	12
	Eighth Floor	1259.65		38.96	1259.65	12
	Ninth Floor	1259.65		38.96	1259.65	12

	Tenth Floor	1259.65		38.96	1259.65	12
	Eleventh Floor	1259.65		38.96	1259.65	12
	Twelfth Floor	1259.65		38.96	1259.65	12
	Thirteenth Floor	1259.65		38.96	1259.65	12
	Fourteen Floor	1259.65		38.96	1259.65	12
	Terrace Floor	-	306.65	-	306.65	-
	Sub Total	18417.47	783.93	562.42	19201.40	172
2	**Tower-5, (Wing L,M)**					
	Ground Floor	370.46	889.20	-	1259.66	0
	First Floor	1259.66		39.87	1259.66	12
	Second Floor	1259.66		39.87	1259.66	12
	Third Floor	1259.66		39.87	1259.66	12
	Fourth Floor	1259.66		39.87	1259.66	12
	Fifth Floor	1259.66		39.87	1259.66	12
	Sixth Floor	1259.66		39.87	1259.66	12
	Seventh Floor	1259.66		39.87	1259.66	12
	Eighth Floor	1259.66		39.87	1259.66	12
	Ninth Floor	1259.66		39.87	1259.66	12
	Tenth Floor	1259.66		39.87	1259.66	12
	Eleventh Floor	1259.66		39.87	1259.66	12
	Twelfth Floor	1259.66		39.87	1259.66	12
	Thirteenth Floor	1259.66		39.87	1259.66	12
	Fourteen Floor	1259.66		39.87	1259.66	12
	Terrace Floor	-	306.82	-	306.82	-
	Sub Total	18005.70	1196.02	558.18	19201.72	168
	Sub Total Tower 2 & Tower- 5	**36423.17**	**1979.95**	**1120.60**	**38403.12**	**340**
3	Worship Hall Area	264.91	-	-	264.91	-
4	Gas Bank -1	23.76	-	-	23.76	-
5	Gas Bank -2	23.76	-	-	23.76	-
	Total	**36735.60**	**1979.95**	**1120.60**	**38715.55**	**340**

Already approved FSI Area : 31570.57Sqm

Proposed FSI Area : 36735.60Sqm

Total FSI Area : 68306.17Sqm

With the above area the approval issued for Industrial building with the following special and general conditions under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/Additional Residential Building/A.D./DTCP(CD3) No.62/2025**

SPECIAL CONDITIONS:

1) Structural Design report and drawing for the entire structure vetted from PWD M/s. JW Consultants LLP.

2) Conditions stipulated in the Noc cited in the reference 17 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 18th issued by Airport Authority of India is to be followed scrupulously.

4) Conditions stipulated in the Environmental clearance cited in the reference 19 issued by Department of Ministry of Environment, Forest and Climate Change is to be followed scrupulously.

5) Conditions stipulated in the Noc cited in the reference 20 issued by Executive Engineer, WRD, Keelpaalaru basin division is to be followed scrupulously.

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

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

8) 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.

9) 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.

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 residential building. Solar photo voltaic panels to be erected at the 1/3rd 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 including quality auditors 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.1,83,333/-** Payment Receipt No. 20250220464127
   Transaction ID : 0754095367619 Dt: 20.02.2025.
2. **Centage Charge for Building– Rs.35,000/-** Payment Receipt No.20250520464127
   Transaction ID : 8182413543613 Dt: 20.05.2025
3. **Centage Charge for Land – Rs.300/-** Payment Receipt No.20250520464127
   Transaction ID : 8182413543613 Dt: 20.05.2025
4. **Infrastructure & Amenitites Charges - Rs.1,37,85,000/-**
   Payment Receipt No.20250520464127 Transaction ID : 8182413543613
   Dt: 20.05.2025
5. **Display Charges – Rs.10,000/-** Payment Receipt No.20250520464127
   Transaction ID : 8182413543613 Dt: 20.05.2025
6. **CC Charges – Rs.4,16,701/-** Payment Receipt No.20250520464127
   Transaction ID : 8182413543613 Dt: 20.05.2025
7. **Security Deposit Charges – Rs.68,92,500/-** Payment Receipt No.20250520464127
   Transaction ID : 8182413543613 Dt: 20.05.2025

8. **Shelter Charges – Rs.59,97,464/-** Payment Receipt No.20250520464127
Transaction ID : 8182413543613 Dt: 20.05.2025

9. **Development Fee for Building– Rs.4,64,592/-** Payment Receipt No.20250520464127
Transaction ID : 8182413543613 Dt: 20.05.2025

10. **Development Fee for Land – Rs.2,89,680/-** Payment Receipt No. 20250520464127
Transaction ID : 8182413543613 Dt: 20.05.2025

11. **Flag day Fund Charge – Rs.10,000/-** Receipt No: FD/FUND/1297432
Acknowledgement Ref. No: FL17238676284 Dt: 23.06.2025

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

Copy to :-

1. **M/s. Ashiana Housing Limited**
Ashiana Vatsalya,
Plot No.23, 2nd Avenue,
Mahindra World City,
Paranur Village,
Chengalpattu District – 603 002.
Ph : 9597081433
Email Id : abdullah@indoassist.co.in

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:2025.06.26 12:39:39

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
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.