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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/452450/2025

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

Sir/Madam,

Subject: **PROPOSED ADDITIONAL RESIDENTIAL BUILDING**- District Town and Country Planning, Chengalpattu District - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur Taluk and Panchayat union, Muttukadu Panchayat, Egattur Village, S.No:13/1A, with a site extent of 25130.90 Sq.m.(As Per earlier approval) – Total FSI Area: 56242.41 Sq.m - has been already approved – Now Survey Numbers sub divided as S.Nos.13/1A1,13/1A2 and 13/1A3 (OSR land – 2513.00 sq.m (As per Document) 2500 Sq.m (As per Sub division patta) S.Nos. 13/1A2 and 13/1A3 – Already handed over to local body - Site area: 25130.90 Sq.m (Considered for FSI Calculation) - Revision to already approved and Proposed additional FSI Area: 22858.94 Sq.m – Total already approved and revision to already approved and additional FSI area put together is 79101.35 Sq.m - Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:
1. Applicant. **M/s.OMR Mall Developers Private Limited, M/s. R.S.Research and Medical Centre Pvt Ltd and M/s.DRA Aadithya South city Projects,** Private Limited Online Application No. SWP/ BPA/ 452450 / 2025, Dated: 04.02.2025.

2. Assistant Director / Member Secretary, Mamallapuram LPA, District Town and country Planning Office, Chengalpattu Inspection Report of Online Application No. SWP/ BPA/ 452450 /2025, Dated: 05.02.2025.
3. Technical concurrence issued by Director of Town and country Planning Proceedings Roc No. 22581 /2014 /Spl Cell, Dated:20.11.2015.(Technical concurrence No:201 /2015)
4. Planning Permission issued by Assistant Director / Member Secretary (i/c), Mamallapuram LPA, Proceedings ROC No.678/2014, Dated:20.04.2016. (Planning Permission No:09/2016)
5. HRB Meeting held on 08.04.2025, (Table Agenda:1)
6. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0452450/2025, dated:12.08.2025.
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.
11. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
12. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
13. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
14. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)

15. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
18. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
19. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
20. 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).
21. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
22. Resolution No.02, of 193 Mamallapuram Local Planning Authority, Dated : 03.10.2025.
23. DGP/Director, Tamil Nadu Fire & Rescue Services Department, Fire Noc R.Dis.No.5342/C1/2025, Dated: 11.07.2025. (PP Noc No.128/2025)
24. DGP/Director, Tamil Nadu Fire & Rescue Services Department, Fire License K.Dis.No.7437/C1/2024,Dated: 20.06.2024. (License No.365 /2024 (Renewal)
25. Airport Authority NOC ID No. CHEN/ SOUTH/ B/051625/1709155, Dated: 27.05.2025.(Block -1)
26. Airport Authority NOC ID No. CHEN/ SOUTH/ B/051625/1709158, Dated: 27.05.2025.(Block -2)
27. Scientist 'D', Ministry of Environment, Forest and Climate Change, (I.A. Division), F.No.21-75/2015 -1A III, Dated: 23.02.2017.

28. Structural Design and drawings vetted by superintending Engineer, Public Works Department, Planning and Design Circle, Chennai Dated: 10.06.2025.
29. Tamil Nadu Generation and Distribution Corporation Ltd, Technical Branch Memo No. CE / Coml / SE / EE3 / AEE3/F. Group Housing / D-99/20, Dated: 31.07.2020.
30. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Security Deposit, Shelter Charges, Premium FSI Charge and Flag Day Fund dated. 14.10.2025.
31. Payment of Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Shelter Charges, Security Deposit, Premium FSI Charges and Flag Day Fund received from the applicant respectively on 04.02.2025, 22.10.2025 and 24.10.2025.
32. Division of Structural Engineering Department of Civil Engineering, Anna University, Chennai Dated:04.12.2025.

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Order:

With reference to the 1st Cited letter, the applicant M/s.OMR Mall Developers Private Limited , M/s.R.S.Research and Medical Centre Pvt Ltd and M/s.DRA Aadithya South city Projects Private Limited has requested for the approval for revision and additional construction of Mall, Hotel and Residential building in addition to the Planning permission has already been issued in the reference 4th cited for Basement 1,2 and 3 + Ground + 11 Floors (Mall, Hotel and Residential buildings) FSI area of 56242.41Sqm in a site area of 25130.90Sqm (As per earlier approval) at Chengalpattu District, Mamallapuram LPA, Thiruporur Taluk, Egattur Village S.No:13/1A.

In the already approved site Survey Numbers sub divided as S.Nos.13/1A1,13/1A2 and 13/1A3, (OSR land – 2513.00sqm (As per Document) 2500Sqm (As per Sub division patta) S.Nos. 13/1A2 and 13/1A3 – Already handed over to local body - Site area: 25130.90 Sq.m (Considered for FSI Calculation). Now proposal submitted for the revision and addition to the already approved with a Basement 1,2

and 3 + Ground + 12 Floors (Mall, Hotel and Residential buildings) having total revision and additional FSI area put together is 79101.35 Sq.m.

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 6th cited above – Technical Clearance number is assigned as **B.P/DTCP No.414/2025.**

As per 193th of Mamallapuram Local Planning Authority Meeting Resolution No.06, vide 22 cited above, planning permission is granted for this proposal.

2. The area statement for the Revision and additional Mall shopping complex with multiplex theatre Building is as below.

Total Site Area - 25130.90 Sq.m

Revision and additional Mall shopping complex with multiplex theatre and Residential Building Area details in sqm

Sl. No.	Floor Details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Build up Area in Sqm
1.	**Block-01&02**			
	Combined Basement Floor-3 (Hotel)	73.12	-	14782.89
	Combined Basement Floor-3 (Mall)	17.32	14692.45	
	Combined Basement Floor-2 (Hotel)	187.66	-	14742.52
	Combined Basement Floor-2 (Mall)	134.16	14420.70	
	Combined Basement Floor-1 (Hotel)	1317.60	1685.88	16102.38
	Combined Basement Floor-1 (Mall)	280.47	12532.78	
	Combined Basement Floor-1 (Residential)	285.65	-	
	Sub Total	**2295.98**	**43331.81**	**45627.79**

2.	**Block-01 (Multiplex Mall & Hotel)**			
	Ground Floor (Hotel)	1122.48	-	1122.48
	Ground Floor (Mall)	9044.39	-	9044.39
	1st Floor (Mall)	9968.41	-	9968.41
	2nd Floor (Mall)	8806.79	-	8806.79
	3rd Floor (Mall)	8969.51	-	8969.51
	4th Floor (Hotel)	766.48	-	766.48
	4th Floor (Mall)	6663.65	-	6663.65
	5th Floor (Hotel)	1280.54	-	1280.54
	5th Floor (Mall)	5474.71	-	5474.71
	6th Floor (Hotel)	940.30	-	940.30
	6th Floor (Mall)	1816.94	-	1816.94
	7th Floor (Hotel)	956.40	-	956.40
	7th Floor (Mall)	2231.33	-	2231.33
	8th Floor (Hotel)	956.40	-	956.40
	9th Floor (Hotel)	956.40	-	956.40
	10th Floor (Hotel)	956.40	-	956.40
	11th Floor (Hotel)	956.40	-	956.40
	12th Floor (Hotel)	486.57	-	486.57
	Sub Total	**62354.10**	**-**	**62354.10**
3.	**Block-02 - Waste Management Infrastructure for Mall**			
	Ground Floor	319.66	-	319.66
4.	**Block-02 (Residential)**			
	Ground Floor	79.35	1742.18	1821.53
	1st Floor	42.06	2099.93	2141.99
	2nd Floor	1911.20	-	1911.20
	3rd Floor	1209.90	-	1209.90
	4th Floor	1209.90	-	1209.90
	5th Floor	1209.90	-	1209.90
	6th Floor	1209.90	-	1209.90
	7th Floor	1209.90	-	1209.90
	8th Floor	1209.90	-	1209.90
	9th Floor	1209.90	-	1209.90
	10th Floor	1209.90	-	1209.90
	11th Floor	1209.90	-	1209.90
	12th Floor	1209.90	-	1209.90
	Head Room	-	129.99	129.99
	Sub Total	**14131.61**	**3972.10**	**18103.71**
	Revised and Proposed Total	**79101.35**	**47303.91**	**126405.26**

Total Revision and Additional FSI Area : 79101.35 Sqm

Already approved FSI Area : (-) 56242.41 Sqm

Total Additional FSI Area : 22858.94 Sqm

OSR area 2513.09sqm (S.Nos.13/1A2 and 13/1A3) already handed over to local body vide gift deed document No.3056/2008, Dated: 03.04.2008.

1. With the above area, the Planning Permission is given to the proposed Revised and Proposed Additional Mall and Residential Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Proposed Revised and Proposed Additional Mall and Residential Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.13/2026.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **27.01.2026** to **26.01.2034** vide reference Government order 20th cited above.
3. The Proposed Residential Building placed in 193th MLPA Meeting and got Resolution for Planning Permission vide reference letter 22th 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 Fire Noc cited in the reference 23th 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 24 & 25 issued by Airport Authority of India is to be followed scrupulously.
3) The structural design and drawings vetted by the Superintending Engineer, PWD Planning and Design Circle, Chennai (dated 10.06.2025), must be followed

scrupulously. The concerned Site or Structural Engineer shall scrutinize all details and ensure implementation at the site strictly according to the approved drawings and specifications cited in Reference No. 28."

4) Revised Environmental clearance received from Ministry of Environment, Forest and Climate Change(Issued by the State Environment Impact Assessment Authority(SEIAA), Tamilnadu Dated:23.01.2026.

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. The Directorate 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 additional 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 Water Supply, Dated:04.02.201 9& 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.2,91,350/-** Payment Receipt 20250204452450, Transaction ID 20250204452450, Date.04.02.2025.
2. Centage Charge for Land: **Rs.300/-** E-Challan No: 20251023029351, Account Code: 021703800AA22709, Dated:24.10.2025.
3. Centage Charge for Building: **Rs.1,21,000**/- E-Challan No: 20251023029351, Account Code: 021703800AA22709, Dated:24.10.2025.
4. Infrastructure and Amenities Charges: **Rs.1,54,22,483**/- E-Challan No: 20251023029351, Account Code: 021760800AH24399, Dated:24.10.2025 and interest **Rs.4,57,000/-,** E-Challan No: 20251209053373, Account Code: 021760800AH24399, Dated:12.12.2025.
5. Shelter Charges: **Rs. 70,55,464/-** E-Challan No: 20251023029756, Account Code: 021602800AB24303, Dated:23.10.2025.
6. Security Deposit: **Rs. 77,11,242**/- Payment Receipt 20251022452450, Transaction ID 3636506068539, Date.22.10.2025.
7. Completion Certificate: **Rs. 13,76,588**/- Payment Receipt 20251022452450, Transaction ID 3636506068539, Date.22.10.2025.
8. Display Board Charges: **Rs.10,000/-** Payment Receipt 20251022452450, Transaction ID 3636506068539, Date.22.10.2025.
9. Development Charges for land: **Rs.1,00,524/-** Payment Receipt 20251022452450, Transaction ID 3636506068539, Date.22.10.2025.
10. Development Charges for Building: **Rs.15,34,800/-** Payment Receipt 20251022452450, Transaction ID 3636506068539, Date.22.10.2025.
11. Development Charges Interest **Rs.25,000/-,** SBCollect Reference no: DUO9279027, Dated:09.12.2025.

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

Encl:
Drawing no of sheets.1 to 19.

Copy: -

1. **M/s.OMR Mall Developers Pvt Ltd,**
2. **M/s. R S Research and Medical Centre Pvt Ltd,**
3. **M/s.DRA Aadithya South City Projects Pvt Ltd,**

No.13/1A 4th Floor, Egattur Village,
Thiruporur Taluk, Chengalpattu- 603103
Ph : 6383603299
Email. vppromotion6@gmail.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

GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2026.01.28 17:32:33

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
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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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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.