Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/ 004874/2022,

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,
Navalur Panchayat & Village,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **Residential Building (Affordable Housing)** - District Town and Country Planning, Chengalpattu **-** Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk and Panchayat union, Navalur Panchayat and village, Survey no.4, New survey no.4/1E1A with a Site area of 2207.45 sq.m – FSI area of 5865.95 sq.m (Stilt + 5 Floors) - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant **Mr.Job Joseph Kattithara K.J.John And Six Others Rep By M/s.Network Infra Buildcon Private Limited,** Online Application Reference No. SWP/BPA/004874/2022, Dated: 30.02.2022, 10.06.2023 & 02.08.2023
2. The Assistant Director, Chengalpattu District Town & Country Planning office, Inspection Report, Dated: 18.03.2023.
3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0004874/2022, dated: 28.10.2024.
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 charge, CC Charges, Security Deposit and Shelter fund charges respectively dated.28.11.2024.

19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter Fund charges received from the applicant respectively on 30.12.2022, 27.11.2024 and 22.10.2025.

20. Resolution No.02, of 181 Mamallapuram Local Planning Authority, Dated :18.07.2023.

*****

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 **Residential Building** at Chengalpattu District – Thiruporur taluk and Panchayat union, Navalur Panchayat and village, Survey no.4, New survey no.4/1E1A with a Site area of 2207.45 sq.m – FSI area of 5865.95 sq.m (Stilt + 5 Floors) – Technical Clearance number is assigned as **B.P/DTCP No.498/2024.**

The Proposed of Institutional Building satisfies the rules and power delegation given by Resolution of Mamallapuram Local Planning Authority, as per Director of Town and Country Planning, Chennai vide reference 20th cited above.

The boundary of the site has been marked as "1 to 6"

The area statement for the Proposed Residential building is as below: -

Total Area of the Site – 2207.45 sq.m

Proposed Building details:

Residential Building (Affordable Housing) area Statement

Floor Details	FSI area sq.m	Non-FSI area sq.m	Total Build-up area in sq.m	No. of Dwelling Units
Stilt Floor	24.00	1144.39	1168.39	Parking
First Floor	1168.39	-	1168.39	20
Second Floor	1168.39	-	1168.39	20
Third Floor	1168.39	-	1168.39	20

Fourth Floor	1168.39	-	1168.39	20
Fifth Floor	1168.39	-	1168.39	20
Head Room	-	75.68	75.68	-
Grand Total	**5865.95**	**1220.07**	**7086.02**	**100**

Total FSI Area: 5865.95 sq.m

FSI achieved – 2.00

Premium FSI – 0.657

Total F.S.I Achieved – 2.657 < 2.8

All the dwelling unit's area below 90 sq.m. Hence premium FSI charges nor applicable.

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.111/2025.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **28.10.2025** to **27.10.2033** vide reference Government order 17th cited above.
3. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
4. 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) As per this office circular Roc. no.4367/2019/BA2, Dated: 05.02.2020 calculate the 10% OSR Area and collect the Guideline value before issue of planning permission.
2) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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 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.

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 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. TheDirectorate of Town and Country Planning Department is not the right organization to decide on this.

7) 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.

8) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

GENERAL CONDITIONS:

1. As per TNCD & BR,2019, Rule 44(2) 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.15,300/-** Payment Receipt 202212304874, Transaction ID 6699379212523, Date.30.12.2022.
2. OSR Charges : **Rs. 23,15,201/-** Payment Receipt 202411274874, Transaction ID 7596461015427, Date.27.11.2024.
3. Centage Charge for Land: **Rs.300**/- Challan Number: 20251022002695, Acct Code. 021703800AA22709, Dated:22.10.2025.
4. Centage Charge for Building: **Rs.10,000**/- Challan Number: 20251022002695, Acct Code. 021703800AA22709, Dated:22.10.2025.
5. Infrastructure and Amenities Charges: **Rs.25,53,288**/- Challan Number: 20251022002695, Acct Code. 021760800AH24399, Dated:22.10.2025.
6. Completion Certificate: **Rs.77,494**/- Payment Receipt 202510224874, Transaction ID 1922082402013, Date.22.10.2025.
7. Security Deposit: **Rs.11,25,000**/- Payment Receipt 202510224874, Transaction ID 1922082402013, Date.22.10.2025.
8. Display Board Charges: Rs.**1500**/- Payment Receipt 202510224874, Transaction ID 1922082402013, Date.22.10.2025.
9. Development Charges for Land: **Rs. 8,832/-** Payment Receipt 202510224874, Transaction ID 1922082402013, Date.22.10.2025.

10. Development Charges for Building: **Rs.86,400/-** Payment Receipt 202510224874, Transaction ID 1922082402013, Date.22.10.2025.
11. Development Charges interest **Rs. 6000/-** SBI SBCollect Reference Number : DUO7885848, Date:27.10.2025.
12. Flag Day Fund **Rs.10,000/-** Receipt No: FD/FUND/1672547, Acknowledgment Ref.No: FL22050467421, Dated:27.10.2025.

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

Encl:
Drawing no of sheets.1 to 4

Copy: -
M/s.Job Joseph Kattithara K John And Six Others
Rep By Network Infra Buildcon Pvt Ltd Pa G Anuragjangra,
No,5/34A, Perumal Koil Street, Sullaimedu,
Nungambakkam, Egmore, Chennai – 600 094.
Ph.No: 9384666776
Email Id. imtiaz2422@yahoo.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

Validity unknownSignature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2025.10.28 16:18:28

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

Verified RealEstate™

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

Verified RealEstate
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.