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**DIRECTORATE OF TOWN AND COUNTRY PLANNING**

**Online Building Plan Application - Technical Concurrence**

SWP Application Number: SWP/BPA/0097185/2024

Sir / Madam,

Subject : **Group Development - Residential Building** – DTCP, Chennai – Chengalpattu District – Mamallapuram Local Planning Area – Thirukazhukundram Taluk – Vadakadampadi Panchayat, Perumaleri Village – SF.No.221/14A1A3, 221/14A1A4, 220/2A1B - Site area of 8240.00 Sq.m. - FSI area of 5843.70 sq.m (Block A & B - Ground + First floor – 32 villa units) – Technical Concurrence issued – Forwarded for further action - Regarding.

Reference :

1. M/s.Arun Excello Realty Pvt Ltd, Online Application Reference No. SWP/BPA/0097185/2024, Dated:05.01.2024, 11.03.2024 & 17.04.2024.
2. The Assistant Director, Chengalpattu District Town & Country Planning office, Inspection Report, Dated:12.01.2023.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
9. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
10. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.



For ARUN EXCELLO HOMES PVT. LTD.

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14. The President, Vadakadambadi Panchayat, Thirukazhukundram Panchayat Union (Gift Deed Document No.1681 / 2023 for OSR).

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**Order**

1. With reference to the 1st Cited letter, the applicant M/s. Arun Excello Realty Pvt Ltd has requested for the approval of Group Development - Residential building at Chengalpattu District, Mamallapuram Local Planning Area, Thirukazhukundram Taluk, Vadakadampadi Panchayat, Perumaleri Village, SF.No.221/14A1A3, 221/14A1A4, 220/2A1B, Site area of 8240.00 Sq.m. with FSI area of 5843.70 sq.m (Block A & B - Ground + First floor) with 32 villa units. The Assistant Director of Chengalpattu District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted and the boundary of the site approval issued has been marked as "1 to 7". The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No: 202 / 2024**.

2. The area statement for the Proposed Group Development - Residential Building is as below.

**Area of Site - 8240.00 Sq.m.**
**Proposed Building details: Group Development - Residential Building**

| Description | FSI Area (Sqm) | Non FSI Area (Sqm) | Total Built-up Area (Sqm) | No of Dwelling Units |
|---|---|---|---|---|
| **Block – A** | | | | |
| **(i) Dwelling Unit No. R1, R4, R7, R10, R13 & R16** | | | | |
| Ground Floor | 614.22 (102.37 x 6) | 10.26 (1.71 x 6) | 624.48 | 6 |
| First Floor | 477.54 (79.59 x 6) | 10.26 (1.71 x 6) | 487.8 | |
| **(ii) Dwelling Unit No. R2, R3, R5, R6, R8, R9, R11, R12, R14 & R15** | | | | |
| Ground Floor | 1013.70 (101.37x 10) | 17.10 (1.71 x 10) | 1030.80 | 10 |
| First Floor | 795.90 (79.59 x 10) | 17.10 (1.71 x 10) | 813.00 | |



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| | | | | |
|---|---|---|---|---|
| Block A - Total | 2901.36 | 54.72 | 2956.08 | |
| **Block – B** | | | | |
| **(i) Dwelling Unit No. L17, L20, L23, L26, L29 & L32** | | | | |
| Ground Floor | 614.22 (102.37 x 6) | 10.26 (1.71 x 6) | 624.48 | 6 |
| First Floor | 477.54 (79.59 x 6) | 10.26 (1.71 x 6) | 487.8 | |
| **(ii) Dwelling Unit No. L18, L19, L21, L22, L24, L25, L27, L28, L30 & L31** | | | | |
| Ground Floor | 1013.70 (101.37x 10) | 17.10 (1.71 x 10) | 1030.80 | 10 |
| First Floor | 795.90 (79.59 x 10) | 17.10 (1.71 x 10) | 813.00 | |
| Block B - Total | 2901.36 | 54.72 | 2956.08 | |
| STP Pump Room | 16.65 | - | 16.65 | - |
| UG Sump Pump Room | 24.33 | - | 24.33 | - |
| **Grand Total** | **5843.70** | **109.44** | **5953.14** | **32** |

Total FSI Area – 5843.70 sq.m

FSI Achieved – 0.71

The Technical Concurrence is issued with the following Special and General Conditions: -

**Special Conditions**

1. OSR Area 826.52 sq.m (10%) (Earmarked as A to I) has already been gifted to the President, Vadakadambadi Panchayat, Thirukazhukundram Panchayat Union vide document no.1681/2023, Dated: 14.03.2023 and the gifted OSR has already been sub divided as SF. No.221/14A1A4.

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



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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 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 as prescribed TNCD & BR,2019.

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 Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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.

7. "The Tamil Nadu Government in G:O.Ms No. 112, Housing and Urban Development Department dated: 22 06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016.The promoter has to advertise, Market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project of part of it only after registering the Real Estate project with the Real Estate Regulatory Authority"

**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.



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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. 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. As per references Cited Government orders & circulars, Centage charges, Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and take further action by District officer.

Encl:

Drawing sheet 1 to 3

Director of Town and Country Planning

**To,**

The Assistant Director,

District Town and Country planning office,

Chengalpattu District.

Signature valid

Signed by: Director
Location:null
Date:2024.05.09 16:30:44



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