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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no:SWP/BPA/255133/2024

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

Sir/Madam,

Subject: **REVISED HIGH RISE RESIDENTIAL BUILDING** - District Town and Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk & panchayat union, Thaiyur Panchayat, Thaiyur "B" Village – S.No.1356/2; 1376; 1377; 1378/1A; 1491/1 & 1491/2 - Site area of 78221.50 sq.m (As per approved)– HRB Blocks 1 to 4, HRB Block 5 (EWS Block) and Club House (NHRB) – consist of 2134 Dwelling units & 2 Creche) - FSI area of 191581.64sqm has been already approved - (HRB Blocks 2,3,4,5, Club House (NHRB) fully constructed and Block 1 partly constructed - Totally 1873 Dwelling units & 1 Creche constructed - Planning permission period expired – Revised approval has been requested to the Non constructed Block-1(part) - Wing-A1,A2,A3) consist of 261 Dwelling units & 1 Creche - Revised Block FSI Area is 26528.92 Sq.m – Constructed FSI area as per earlier approval and Revised FSI area put together is 193194.29Sq.m - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:
1. Applicant. **M/s.Akshaya Private Limited,** Online Application Reference No. SWP/ BPA /255133/2024, Dated: 11.06.2024.

2. Assistant Director / Member Secretary, Chengalpattu District Town and country Planning office, Inspection Report of Online Application No.SWP/ BPA/255133/2024, Dated:20.06.2024.
3. HRB Meeting held on 12.07.2024, Subject No.11.
4. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0255133/2024, dated:28.04.2025
5. Director of Town and Country Planning, Proceeding Roc No.4478 /2011/ Splcell, Dated:07.05.2011.(Technical Concurrence No.83 /2011)
6. Member Secretary, Mamallapuram LPA Proceedings Roc No.124 /2011/ MLPA, Dated.15.10.2012.(PP Noc- 34 / 2012)
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. Airport Authority NOC ID No. CHEN/ SOUTH/ B/081617/239887, Dated:31.08.2017. (Valid up to 31.08.2025)
22. DGP/Director, Tamil Nadu Fire and Rescue Services Department, Noc R.Dis.No.516/C1/2025,dated:21.01.2025.(PP Noc No.10/2025)
23. Environmental clearance Letter No. SEIAA/F394/2010-IA.III Dated: 06.11.2012.
24. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 05.11.2024.
25. Tamil Nadu Pollution Control Board, Consent for Establishment order No. 6189, Proceedings No.T11/TNPCB/F.29644/MMN/OL/A/2013, Dated: 10.10.2013.
26. Tamil Nadu Pollution Control Board, Consent for Establishment order No. 6250, Proceedings No.T11/TNPCB/F.29644/MMN/OL/A/2013, Dated: 10.10.2013.
27. Resolution No.05, of 191 Mamallapuram Local Planning Authority, Dated : 09.05.2025.
28. Demand raised for payment of Centage charges, Satellite Town charge, I&A charges, Development Charges, Display board, CC Charges, Security Deposit, and Balance Scrutiny fee dated.03.05.2025 and Flag Day Fund Charge Dated : 16.05.2025

29. Payment of Scrutiny Fees & Balance Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Security Deposit, Satellite Town Charges, Flag Day Fund and Balance Scrutiny fee received from the applicant respectively on 11.06.2024, 15.05.2025, 19.05.2025 and 20.05.2025

*****

Order:

1. With reference to the 5th cited letter at Chengalpattu District – Thiruporur taluk and panchayat union – Thaiyur "B" Village in Survey No.1356/2; 1376; 1377; 1378/1A; 1491/1 & 1491/2 with a site area of 78221.50 (As per approved) HRB Blocks 1 to 4, HRB Block 5 (EWS Block) and Club House (NHRB) consist of 2134 Dwelling units and 2Creche FSI area of 191581.64sqm has been already approved.

In the already approved site, HRB Blocks 2,3,4,(5 - EWS Block), Club House (NHRB) fully constructed and Block 1 partly constructed consist of 1873 Dwelling units with 1Creche, and Planning permission period was expired for the HRB Residential project.

Already approved Block 1 part (Wing-A1,A2,A3) 261 dwelling units and 1creche have not been constructed. Now Applicant. M/s.Akshaya Private Limited has requested for the revised approval of planning permission has been issued in the reference 5th cited. Block-1(part) - Wing-A1,A2,A3) consist of 261 Dwelling units and 1creche.Revised Block FSI Area is 26528.92Sqm. Constructed FSI area as per earlier approval and revised FSI area put together is 193194.29 Sq.m.

The above HRB Revised Residential building proposal was placed in High Rise Building Panel meeting held on 12.07.2024. The subject was discussed and suggestions of High Rise Building panel were obtained.

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 **Revised High Rise Residential Building** at Chengalpattu District – Thiruporur taluk & panchayat union, Thaiyur Panchayat, Thaiyur "B" Village –

S.No.1356/2; 1376; 1377; 1378/1A; 1491/1 & 1491/2 - Site area of 78221.50 (As per approved)– HRB Blocks 1 to 4, HRB Block 5 (EWS Block) and Club House (NHRB) – consist of 2134 Dwelling units & 2 Creche) - FSI area of 191581.64sqm has been already approved - (HRB Blocks 2,3,4,5, Club House (NHRB) fully constructed and Block 1 partly constructed - Totally 1873 Dwelling units & 1 Creche constructed - Planning permission period expired – Revised approval has been requested to the Non constructed Block-1(part) - Wing-A1,A2,A3) consist of 261 Dwelling units & 1 Creche - Revised Block FSI Area is 26528.92 Sq.m – Constructed FSI area as per earlier approval and Revised FSI area put together is 193194.29 Sq.m (261 Dwelling Units) – Technical Clearance number is assigned as **B.P/DTCP No.211/2025.**

As per 191th of Mamallapuram Local Planning Authority Meeting Resolution No.05, vide 24 cited above, planning permission is granted for this proposal.

2. The area statement for the Revised HRB Residential building is as below.
Total Area of the Site – :78221.50 Sqm (As per earlier approval)

Revised HRB Residential Building Area Statement in Sqm

Floor Name	FSI Area	Non FSI Area	Total Built up area Excluding Deductions	Deductions OTS & Duct	Dwelling Units Numbers	Dwelling Unit
BLOCK- 1 - (Wing A1,A2,A3)						
STILT CUM GROUND FLOOR (Residential)	1057.00	-	1889.53	191.44	A1-G01 to A1-G05, A2-G01 to A2-G03, A3-G01	9
STILT CUM GROUND FLOOR (PARKING)	-	670.28				
STILT CUM GROUND FLOOR (CRECHE)	102.42	-				
STILT CUM GROUND FLOOR (METER ROOM, SERVANT TOILETS)	59.83	-				
1st FLOOR	1791.19	-	1791.19	184.37	A1-101 to A1-106, A2-101 to A2-106, A3-101 to A3-106,	18

2nd FLOOR	1791.19	-	1791.19	184.37	A1-201 to A1-206, A2-201 to A2-206, A3-201 to A3-206,	18
3rd FLOOR	1791.19	-	1791.19	184.37	A1-301 to A1-306, A2-301 to A2-306, A3-301 to A3-306,	18
4th FLOOR	1847.49	-	1847.49	184.37	A1-401 to A1-406, A2-401 to A2-406, A3-401 to A3-406,	18
5th FLOOR	1847.49	-	1847.49	184.37	A1-501 to A1-506, A2-501 to A2-506, A3-501 to A3-506,	18
6th FLOOR	1847.49	-	1847.49	184.37	A1-601 to A1-606, A2-601 to A2-606, A3-601 to A3-606,	18
7th FLOOR	1791.19	-	1791.19	184.37	A1-701 to A1-706, A2-701 to A2-706, A3-701 to A3-706,	18
8th FLOOR	1791.19	-	1791.19	184.37	A1-801 to A1-806, A2-801 to A2-806, A3-801 to A3-806,	18
9th FLOOR	1791.19	-	1791.19	184.37	A1-901 to A1-906, A2-901 to A2-906, A3-901 to A3-906,	18
10th FLOOR	1791.19	-	1791.19	184.37	A1-1001 to A1-1006, A2-1001 to A2-1006, A3-1001 to A3-1006,	18
11th FLOOR	1791.19	-	1791.19	184.37	A1-1101 to A1-1106, A2-1101 to A2-1106, A3-1101 to A3-1106,	18
12th FLOOR	1791.19	-	1791.19	184.37	A1-1201 to A1-1206, A2-1201 to A2-1206, A3-1201 to A3-1206,	18
13th FLOOR	1791.19	-	1791.19	184.37	A1-1301 to A1-1306, A2-1301 to A2-1306, A3-1301 to A3-1306,	18
14th FLOOR	1855.30	-	1855.30	184.37	A1-1401 to A1-1406, A2-1401 to A2-1406, A3-1401 to A3-1406,	18
Terrace Floor	-	244.20	244.20	-		
Total	**26528.92**	**914.48**	**27443.40**	**2772.62**		**261**

Already approved FSI Area : 191581.64 sq.m.

Already approved Constructed FSI Area : 166665.37 sq.m

Revision to already approved FSI Area : 26528.92 Sq.m.

Total FSI Area : 193194.29 Sq.m.

OSR land 7822.24sqm already handed over to local body vide gift deed document No.9713 / 2023, Dated: 03.10.2012.

Land for substation 2462.75 sq.m already handed over to Tamil Nadu Generation and Distribution Corporation Limited vide gift deed document No.12506 / 2023, Dated: 17.05.2023.

1. With the above area, the Planning Permission is given to the proposed Revised High Rise Residential Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Revision and Proposed Revised High Rise Residential Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.51/2025.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **20.05.2025** to **19.05.2033** vide reference Government order 18th cited above.
3. The Proposed Residential Building placed in 191th MLPA Meeting and got Resolution for Planning Permission vide reference letter 27th 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 Environmental Clearance cited in the reference 23 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
2) Conditions stipulated in the Noc cited in the reference 24 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 25 issued by Airport Authority of India is to be followed scrupulously.
4) Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.
5) Conditions laid in the CTE obtained from Tamil Nadu Pollution Control Board in the reference 19th & 20th cited shall be followed scrupulously.
6) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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 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.
9) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10) 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.
11) 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.
12) 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.
13) 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 revised Residential building. Solar photo voltaic panels to be erected at the 1/3rd 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. 1,71,805 /-** Payment Receipt 20240611255133, Transaction ID 2047172883120, Date.11.06.2024 and Balance Scrutiny fee : Rs.14,600/- SB Collect Ref No.DUO0952189 Dt:20.05.2025
2. Centage Charge for Land : **Rs. 300**/- Payment Receipt 20250515255133, Transaction ID 4469895220233, Date.15.05.2025.
3. Centage Charge for Building: **Rs.30,000**/- Payment Receipt 20250515255133, Transaction ID 4469895220233, Date.15.05.2025.
4. Infrastructure and Amenities Charges: **Rs. 99,75,000**/- Payment Receipt 20250515255133, Transaction ID 4469895220233, Date.15.05.2025.

5. Security Deposit: **Rs.49,87,500**/- Payment Receipt 20250515255133, Transaction ID 4469895220233, Date.15.05.2025.
6. Completion Certificate: **Rs.3,31,555**/- Payment Receipt 20250515255133, Transaction ID 4469895220233, Date.15.05.2025.
7. Display Board Charges: **Rs.10,000/-** Payment Receipt 20250515255133, Transaction ID 4469895220233, Date.15.05.2025.
8. Satellite Town Charges: **Rs.20,78,750/-** Payment Receipt 20250515255133, Transaction ID 4469895220233, Date.15.05.2025.
9. Development Charges for land: **Rs.3,32,600/-** Payment Receipt 20250515255133, Transaction ID 4469895220233, Date.15.05.2025.
10. Development Charges for Building: **Rs.3,69,660/-** Payment Receipt 20250515255133, Transaction ID 4469895220233, Date.15.05.2025.
11. Flag Day Fund **Rs.7000/-** Receipt No: FD/FUND/1172320, Acknowledgement Ref. No:FL15634291745, Dated:19.05.2025.

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

Encl:
Drawing no of sheets.1 to 10.

Copy: -
M/s. AKSHAYA PRIVATE LIMITED,
7th Floor, No.117/1, LB Road,
Adyar, Chennai – 600 020.
Ph : 9840798811 / 9840058118
Email. kaconsulting193@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

தலைவர்
தையூர் ஊராட்சி

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2025.05.21 08:43:32

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

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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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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.