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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Application No: SWP/BPA/185694/2024

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

Sir/Madam,

Subject: **Residential Building** - District Town And Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur Taluk, Thiruporur Panchayat union – Muttukadu Panchayat & Village, SF nos.40/2B & 54/2 – Site area of 4853.00 Sq.m. - FSI area of 9631.31 sq.m - Stilt + 5 Floors, 2 Blocks with 90 Dwelling units – Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant **M/s.Shri Janani Homes Private Limited,** Online Application No. SWP/BPA/185694/2024, Dated:04.04.2024, 03.05.2024, 08.06.2024 & 28.06.2024
2. The Assistant Director, Chengalpattu, Inspection Report Dated: 11.04.2024.
3. Director of Town and Country planning, Chennai Technical concurrence application no. SWP/BPA/0185694/2024, dated: 23.07.2024.
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, Shelter fund charges and OSR charges respectively dated. 14.08.2024 and 28.08.2024.
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 04.04.2024, 19.08.2024 and 29.08.2024.
20. Resolution No.02, of 181th Mamallapuram Local Planning Authority, Dated :18.07.2023.
21. G.O. No.69, Housing and Urban Development Department, Dated: 21.02.2024 (Land use reclassification)
22. Institute of Remote Sensing, Anna University Chennai letter AU/IRS/RW/255-2021, Dated.10.03.2021.

*****

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, Thiruporur Panchayat union – Muttukadu Panchayat & Village, SF nos.40/2B & 54/2 – Site area of 4853.00 Sq.m. - FSI area of 9631.31 sq.m - Stilt + 5 Floors, 2 Blocks with 90 Dwelling units – Technical Clearance number is assigned as **B.P/DTCP No.288/2024.**

The Proposed of Residential 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 14"

The area statement for the Proposed Residential Building is as below

Site Extent – 4853.00 sq.m

Proposed Building Details – Residential building

Floor	Usage	FSI area (sq.m)	Non – FSI area (sq.m)	Total Build - up area (sq.m)	No of Dwellings units
Block – 01					
Stilt Floor	Parking	34.73	1021.82	1056.55	-
First Floor	Residential	1011.04	-	1011.04	10
Second Floor	Residential	1011.04	-	1011.04	10
Third Floor	Residential	1011.04	-	1011.04	10
Fourth Floor	Residential	1011.04	-	1011.04	10
Fifth Floor	Residential	1011.04	-	1011.04	10
Terrace Floor	-	-	45.34	45.34	-
Block - 02					
Stilt Floor	Parking	-	1050.95	1050.95	-
First Floor	Residential	827.53	-	827.53	8

	Multipurpose hall / Indoor Games	100.83	-	100.83	-
Second Floor	Residential	827.53	-	827.53	8
	GYM	100.83	-	100.83	-
Third Floor	Residential	827.53	-	827.53	8
	Association room / Mini Theater	100.83	-	100.83	-
Fourth Floor	Residential	827.53	-	827.53	8
	Swimming pool	100.83	-	100.83	-
Fifth Floor	Residential	827.94	-	827.94	8
Terrace Floor	-	-	43.05	43.05	-
Total Area	**-**	**9631.31**	**2161.16**	**11792.47**	**90**

Total FSI Area – 9631.31 sq.m

FSI Achieved – 1.997

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.80/2024.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **10.09.2024** to **09.09.2032** 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 collected amount is Rs.51,24,530.00, dated.19.08.2024.
2) The conditions imposed by the Government order in the reference 21th cited should be followed by the applicant.
3) As per TNCD&BR-2019, Rule No. 61, Annexure XX (2) – the applicant should obtain necessary permission for swimming pool before construction from the concerned Executive Authority.

4) As per TNCD&BR-2019, Rule No. 61, Annexure XX (3) - the applicant should be obtained No Objection Certificate from District Collector to operate the Swimming pool.

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 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.

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 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.

10) 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"

11) 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.

12) 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 (1)(2) Solar water heating system to be provided to the proposed 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:04.02.2019& 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.30,821/-** Payment Receipt 20240404185694, Transaction ID 4795367044439, Date.04.04.2024 and Balance amount Rs.100/- SBI Collect Reference no. DUN0955073, Dated.28.08.2024.

2. OSR Fees. **Rs.51,24,530/-** Payment Receipt 20240819185694, Transaction ID 1118146738927, Date.19.08.2024.
3. Centage Charge for Land: **Rs.300**/- Payment Receipt 20240829185694, Transaction ID 1536573692735, Date.29.08.2024.
4. Centage Charge for Building: **Rs.10,000**/- Payment Receipt 20240829185694, Transaction ID 1536573692735, Date.29.08.2024.
5. Infrastructure and Amenities Charges: **Rs.36,37,500**/- Payment Receipt 20240829185694, Transaction ID 1536573692735, Date.29.08.2024.
6. Completion Certificate: **Rs.1,28,640**/- Payment Receipt 20240829185694, Transaction ID 1536573692735, Date.29.08.2024.
7. Security Deposit: **Rs.18,18,750/-** Payment Receipt 20240829185694, Transaction ID 1536573692735, Date.29.08.2024.
8. Display Board Charges: Rs.**1,500**/- Payment Receipt 20240829185694, Transaction ID 1536573692735, Date.29.08.2024.
9. Shelter fund Charges : **Rs.12,21,947/-** Payment Receipt 20240829185694, Transaction ID 1536573692735, Date.29.08.2024.
10. Development Charges for Land: **Rs.19,440/-** Payment Receipt 20240829185694, Transaction ID 1536573692735, Date.29.08.2024.
11. Development Charges for Building: **Rs.1,43,424/-** Payment Receipt 20240829185694, Transaction ID 1536573692735, Date.29.08.2024.

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

Encl:
Drawing no of sheets: 1 to 6

Copy to :-

1. M/s. Shri Janani Homes Pvt Ltd,
No.1 Gandhi street, Kumaran nagar,
Semmancherry, chennai-600119
Phone no. 9840619000,
Email - sjh.senthilkumar@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



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