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ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT

From

Thiru.G.Raghul Kumar, M.E.,
Assistant Director,
District Town and Country Planning Office,
D- Block, 4th Floor,
Vedanarayanapuram, Venpakkam,
Chengalpattu – 603 111.
Ph : 044 – 27422144
E-mail : ddcgldistrict@gmail.com

SWP/BPA/0102696/2024

To

The President,
Thiruporur Panchayat Union,
Mampakkam Panchayat,
VandalurTaluk,
Chengalpattu District.

Online Application No:SWP/BPA/0102696/2024 Date: .05.2024.

Subject

GROUP DEVELOPMENT RESIDENTIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU- Chengalpattu District, VandalurTaluk, Thiruporur Panchayat Union, Mampakkam Panchayat and Village, G+1 Floor with Block A to E - 22 Dwelling units in S.Nos. 136 & 137 - Site Extent – 4550.00 sq.m- FSI Area – 3279.05 Sq.m with height of the building 6.7m Proposed Construction of Group Development Residential Building - Technical Approval Issued - Reg.

Reference

1. Application Reference No.**SWP/BPA/0102696/2024** Dated:12.01.2024 Scrutiny Reference No.GJF3IEBN Received from **M/s. Akshaya Estates Realty LLP**
2. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
4. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
5. G.O. No.166, Housing and Urban Development Department, Dated: 29.11.2008.
6. G.O. No.168, Housing and Urban Development Department, Dated: 29.11.2008. (Insisting TNRERA Registration)
7. G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
9. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
10. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)
13. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit, Display board charges and Shelter Charges respectively dated.25.04.2024
14. Payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit, Display board charges and Shelter Charges received from the applicant respectively Dt:04.05.2024

Order:

The application seeking Planning Permission for the proposed construction of Group Development Residential Building - Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union, Mampakkam Panchayat and Village, G+1 Floor with Block A to E - 22 Dwelling units in S.Nos. 136 & 137 - Site Extent – 4550.00 sq.m - FSI Area – 3279.05 Sq.m with height of the building 6.7m Proposed Construction of Group Development Residential Building processed as per the prevailing rules and after perusing the records and conducting site inspection.

The Proposed Group Development Residential Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 11 &12th cited above.

The proposed site boundaries as "A to H"

THE PROPOSED BUILDING AREA:

Site Extent : 4550.00Sq.m.

S. No	Block Name		Floor Name		FSI Area	No. of Dwelling Units
			Ground Floor	First Floor	Total	
1.	Block – A	Villa - 1	76.20	80.10	156.30	
		Villa – 2	76.20	80.10	156.30	
		Villa – 3	76.20	80.10	156.30	
		Villa - 4	97.56	103.08	200.64	
	TOTAL				**669.54**	
2.	Block – B	Gym & Others	72.26	-	72.26	22 Units
		Villa – 5	89.40	91.55	180.95	
		Villa – 6	66.25	68.40	134.65	
		Villa – 7	66.25	68.40	134.65	
		Villa - 8	72.30	74.38	146.68	
	TOTAL				**669.19**	

3.	Block – C	Villa – 9	76.20	80.10	156.30	
		Villa – 10	76.20	80.10	156.30	
	TOTAL				**312.60**	
4.	Block – D	Villa – 11	66.255	68.40	134.655	
		Villa – 12	66.255	68.40	134.655	
		Villa – 13	66.255	68.40	134.655	
		Villa – 14	66.255	68.40	134.655	
		Villa – 15	66.255	68.40	134.655	
		Villa – 16	66.255	68.40	134.655	
	TOTAL				**807.93**	
5.	Block – E	Villa – 17	70.78	75.76	146.54	
		Villa – 18	66.25	68.40	134.65	
		Villa – 19	66.25	68.40	134.65	
		Villa – 20	66.25	68.40	134.65	
		Villa – 21	66.25	68.40	134.65	
		Villa – 22	66.25	68.40	134.65	
	TOTAL				**819.79**	
TOTAL FSI AREA					**3279.05**	**22 Units**

FSI : 0.91

PARKING DETAILS :-

No. of Car Parking Provided : 27 Nos.

No. of Two Wheeler Parking Provided : 04 Nos.

1) With the above area, the proposed Residential building proposal is given technical approval with the following special and general conditions. The building plan Numbered as **SWP/A.D./DTCP(CD3) No.47/2024**

2) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

3) 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) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.

3) If any NOC obtained from State and Central Government Departments which conditions mentioned in NOC should be addressed.

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 Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide 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) "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 of sale, or invite person to Purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Regulatory Authority".

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

CONDITIONS:

1. Solar Water Heating System should be installed for the proposed Group Development Residential use construction.
2. The parking slot shall be used for that purpose as intended in the map.
3. The openings shown on the plot should be fixed accordingly.
4. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.
5. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.

6. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.

7. Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.

8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 "U" Trap should be installed in septic tank.

9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.

10. 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.

11. 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 -Rs.14,610/-** Payment Receipt No. 20240112102696
   Transaction ID : 7572662804223 Dt: 12.01.2024

2. **Centage Charge for Building – Rs.5,000/-** Payment Receipt No.20240504102696
   Transaction ID : 8429145649215 Dt: 04.05.2024

3. **Centage Charge for Land – Rs.300/-** Payment Receipt No.20240504102696
   Transaction ID : 8429145649215 Dt: 04.05.2024

4. **Infrastructure &Amenities Charges - Rs.13,12,500/-**
   Payment Receipt No.20240504102696 Transaction ID : 8429145649215
   Dt: 04.05.2024

5. **CC Charges – Rs.37,671/-** Payment Receipt No.20240504102696
   Transaction ID : 8429145649215 Dt: 04.05.2024

6. **Display Charges – Rs.1500/-** Payment Receipt No.20240504102696
   Transaction ID : 8429145649215 Dt: 04.05.2024

7. **Security Deposit Charges – Rs.6,56,250/-** Payment Receipt No.20240504102696
   Transaction ID : 8429145649215 Dt: 04.05.2024

8. **Shelter Charges – Rs.24, 464/-** Payment Receipt No.20240504102696
   Transaction ID : 8429145649215 Dt: 04.05.2024

Assistant Director,
District Town and Country Planning Office,
Chengalpattu District.

Copy To:

1. **M/s. AKSHAYA ESTATES REALTY LLP Rep by Its Authorised Signatory Mr.N.Kanaga Sabapathy,**
   1B Subgruha Apartments,
   No.22/2, Second Street,
   Nehru Nagar, Adyar,
   Chennai- 600 020.
   Ph : 9840798811
   Email Id : 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.

Signature Not Verified
Signed by: Assistant Director
Location:Chengalpattu
Date:2024.05.08 18:37:09



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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