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BuildingPlan Approval-Final Approval Letter

Proceedings of Executive Officer/ Village Panchayat President of Vadakambadi Village Panchayats 224386 LGD Code -Thirukalukundram Block Panchayat, Chengalpattu District

Present: Mr./Mrs : V G Parasuraman

Roc No: 02 Date: 05/07/2024

Sub:

Building License –Vadakambadi Village Panchayat , 224386 LGD Code, to grant permission to construct Residential building at 221/14A1A3, 221/14A1A4, 220/2A1B IN PERUMALERI VILLAGE, , Perumaleri , Tirukalukundram , Chengalpattu. Building Survey No : 221 subdivision: 14A1A3,221 subdivision: 14A1A4,220 subdivision: 2A1B Plot No : -Orders issued – reg.

Ref:

Application from Mr./Mrs.:Arun Excello Realty Pvt Ltd S/o, H/o. , SWP/BPA/097185/2024 Survey No: 221 subdivision: 14A1A3,221 subdivision: 14A1A4,220 subdivision: 2A1B in Vadakambadi Village Panchayat , Plot No: Dt: 05/01/2024 B.A.No. (01)

Your application regarding building approval for Residential Building and subject to the following conditions, permission to construct the building is granted in 221/14A1A3, 221/14A1A4, 220/2A1B IN PERUMALERI VILLAGE, of Vadakambadi Village Chengalpattu District is scrutinised and permission is here by accorded to construct the building subject to the following condition.

Proposed Floor Details :

Block	No of Kitchen/ Units	Floor Name	Additional Floor Name	Usage	Construction Type	Built up (in Sq.Ft)	Built up (in Sq.Mtr)
Block 1	16	Combined Floor	Nill	Residential	RCC	31819.25	2956.10
Block 2	16	Combined Floor	Nill	Residential	RCC	31819.25	2956.10

Professional Details :

Professional Name	Professional Category

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

Professional Name	Professional Category
V.Visalakshi	Architect Grade I
K.Raveendiran	Construction Engineers
P.Jegatheesan	Structural Engineers Grade I

1. This permission will be valid for a period of five years from 05/07/2024 to 05/07/2029

2. No encroachment shall be made on Government/Village Panchayat land or Street.
3.The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed, prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the iicense period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank etc., should be laid in sanitary manner. It should be safe and easy to clean up.

9. If the amount already paid is later found to be less, the remaining amount should be paid to the Vadakambadi immediately.
10. Rain water harvesting structures must be constructed in the premises of the building.
11 .If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12 .When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive authority the details with the relevant documents to assess property tax.

A copy of the approved drawing is enclosed herewith.

To

Thiru./Tmt: Arun Excello Realty Pvt
Ltd ,
S/o., W/o ,
18 BHATTAD TOWER, WEST COTT ROAD , Triplicane , Mylapore , Chennai

President V G Parasuraman

Executive Officer/ Village

Vadakambadi Viilage Panchayat,224386

Thirukalukundram Block Panchayat,

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

Chengalpattu District.

Signature valid

Signed by: Village Panchayat President
Location:Chengalpattu
Date:2024.07.05 13:57:34

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Application No: SWP/BPA/097185/2023

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
The President,
Vadakadambadi Panchayat
Perumaleri Village,
Thirukazhukundram Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **Non High Rise – Group Development - Residential Building** - District Town And Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thirukazhukundram Taluk, Thirukazhukundram Panchayat Union– Vadakadampadi Panchayat, Perumaleri Village– Survey No. SF.No. SF.No.221/14A1A3, 221/14A1A4 and 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 – - Planning Permission issued - Forwarded for further action – Regarding.

Reference:
1. Applicant **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.

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 09.05.2024.
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).

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

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.22.05.2024
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 05.01.2024 and 30.05.2024.
20. Resolution No.02, of 181th Mamallapuram Local Planning Authority, Dated :18.07.2023.
21. The President, Vadakadambadi Panchayat, Thirukazhukundram Panchayat Union (Gift Deed Document No.1681 / 2023 for OSR).

*****

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 **Group Development - Residential Building** - District Town And Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thirukazhukundram Taluk, Thirukazhukundram Panchayat Union– Vadakadampadi Panchayat, Perumaleri Village– Survey No. SF.No. SF.No.221/14A1A3, 221/14A1A4 and 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 Clearance number is assigned as **B.P/DTCP No.202/2024.**

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 7"

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

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

Site Extent - 8240.00 sq.m

Block A & B Details:-

Floor Name	FSI area in sq.m	Non- FSI area in sq.m	Total Build-up area in sq.m	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	
Block -ATotal	**2901.36**	**54.72**	**2956.08**	**16**
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**	**16**
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

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

1. With the above area, the Planning Permission is given to the proposed Group Development Residential building. As per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Group Development Residential Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.53/2024.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **31.05.2024** to **30.05.2032** 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) 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 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.

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

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"

8) 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.

9) 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.

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

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.23,011 /-** Payment Receipt 2024010597185, Transaction ID 1001229374413, Date.05.01.2024 and Balance Scrutiny Fee **Rs.1500/-** SBI Collect Reference no.DUM6881355, Date.30.05.2024.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 2024053097185, Transaction ID 4701082795936, Date. 30.05.2024
3. Centage Charge for Building: **Rs.3,500**/- Payment Receipt 2024053097185, Transaction ID 4701082795936, Date. 30.05.2024.
4. Infrastructure and Amenities Charges: **Rs.22,12,500**/- Payment Receipt 2024053097185, Transaction ID 4701082795936, Date. 30.05.2024.
5. Completion Certificate: **Rs.67,280**/- Payment Receipt 2024053097185, Transaction ID 4701082795936, Date. 30.05.2024.
6. Security Deposit: **Rs.11,06,250**/- Payment Receipt 2024053097185, Transaction ID 4701082795936, Date. 30.05.2024.
7. Display Board Charges: Rs.**1,500**/- Payment Receipt 2024053097185, Transaction ID 4701082795936, Date. 30.05.2024.
8. Shelter fund Charges : **Rs.1,71,782/-** Payment Receipt 2024053097185, Transaction ID 4701082795936, Date. 30.05.2024.

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory

9. Development Charges for Land : **Rs.32,960/-** Payment Receipt 2024053097185, Transaction ID 4701082795936, Date. 30.05.2024.
10. Development Charges for Building: **Rs.75,012/-** Payment Receipt 2024053097185, Transaction ID 4701082795936, Date. 30.05.2024.

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

Encl:
Drawing no of sheets: 1 to 3
Copy:-
M/s. Arun Excello Realty Pvt Ltd,
Bhattad Towers, No:18, West Cott Road,
Royapettah, Chennai - 600 014.
Ph.No. 9840865408
Email ID. ae@arunexcello.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 valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2024.05.31 14:21:33

For ARUN EXCELLO HOMES PVT. LTD.

Authorised Signatory



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Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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