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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/0262473/2024,

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
The President,
Padur Panchayat & Village,
Thiruporur Taluk,
Thiruporur Panchayat Union,
Chengalpattu District.

Sir/Madam,

Subject: **High Rise Residential Building (Affordable Housing Project)** - District Town And Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur Taluk, Thiruporur Panchayat union, Padur panchayat and village – S.F.no:585/1A2A1, 586/1A, 2A, 2B, 2C; 587; 595/1B1A; 596/1A and 598/1 with a total site extent of 30069.00 Sq.m (As Per Patta), -Total FSI Area-38466.09 Sq.m (315 Dwelling units) - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant M/s.Madras Needles Ltd & M/s.Altek Beissel Needles Ltd, Rep by its POA Thiru.B.Vikram kumar Bagmar Online Application Reference No. SWP/BPA/0262473/2024, Dated:17.06.2024.
2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/ 0262473/2024, Dated:28.06.2024.
3. Director of Town and Country planning, Chennai Technical concurrence issued on online no.SWP/BPA/0262473/2024 dated: 19.10.2024.
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, Security Deposit, CC Charges and Shelter fund charges respectively dated.22.10.2024.
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 17.06.2024 and 23.10.2024.
20. Resolution No.06, of 188th Mamallapuram Local Planning Authority, Dated :18.11.2024.
21. HRB Meeting held on 14.08.2024, (Subject No.4)
22. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.10831/C1/2024, P.P.NOC 114/2024, dated 05.07.2024.
23. Block Development officer, Thiruporur Panchayt Union, letter Roc No. 0009/2002/A1 dated 27.02.2024.

24. Airport Authority of India NOC id No.CHEN/SOUTH/B/ 041024/ 978293, dated 06.05.2024 (valid up to 04.05.2032)
25. Environmental clearance EC identification No.EC24C3801TN5894679N, File No.10929, Category:B2, Dated: 14.08.2024.
26. Anna University, Structural Engineering Division, Chennai letter dated:10.09.2024. (Structural vetting)

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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 **High Rise Residential Building (Affordable Housing Project)** at Chengalpattu District – Thiruporur Taluk, Thiruporur Panchayat union, Padur panchayat and village – S.F.no:585/1A2A1, 586/1A, 2A, 2B, 2C; 587; 595/1B1A; 596/1A and 598/1 with a total site extent of 30069.00 Sq.m (As Per Patta), -Total FSI Area-38466.09 Sq.m (315 Dwelling units) – Technical Clearance number is assigned as **B.P/DTCP No.490/2024**

As per 188th of Mamallapuram Local Planning Authority Meeting Resolution No.06, vide 20 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as " 1 to 22".

The area statement for the proposed High Rise Residential building is as below:-

Area of the Site –30069.00 Sq.m (As Per Patta)

Area of the Site –29887.30 Sq.m (As Per Super imposed)

High Rise Residential Building Area details

S.no	Floor Name	FSI Area in Sqm	Non FSI Area in Sq.m	Total Builtup Area	No. of Dwelling units
1.	**Block-1 (Residential)**				
	Basement -1	110.39	8026.75	8137.14	-
	Basement -2	409.80	7727.34	8137.14	-
	Stilt Floor Plan	1147.76	862.68	2010.44	-
	1st Floor	971.00	-	971.00	09 Units

	2nd Floor	984.81	-	984.81	09 Units
	3rd Floor	984.81	-	984.81	09 Units
	4th Floor	984.81	-	984.81	09 Units
	5th Floor	984.81	-	984.81	09 Units
	6th Floor	984.81	-	984.81	09 Units
	7th Floor	984.81	-	984.81	09 Units
	8th Floor	984.81	-	984.81	09 Units
	9th Floor	984.81	-	984.81	09 Units
	10th Floor	984.81	-	984.81	09 Units
	11th Floor	984.81	-	984.81	09 Units
	12th Floor	984.81	-	984.81	09 Units
	13th Floor	984.81	-	984.81	09 Units
	14th Floor	984.81	-	984.81	09 Units
	15th Floor	984.81	-	984.81	09 Units
	16th Floor	984.81	-	984.81	09 Units
	17th Floor	984.81	-	984.81	09 Units
	18th Floor (Refuge)	1048.99	-	1048.99	09 Units
	19th Floor	984.81	-	984.81	09 Units
	20th Floor	984.81	-	984.81	09 Units
	21st Floor	984.81	-	984.81	09 Units
	22nd Floor	984.81	-	984.81	09 Units
	23rd Floor	984.81	-	984.81	09 Units
	24th Floor	984.81	-	984.81	09 Units
	25th Floor	984.81	-	984.81	09 Units
	26th Floor	984.81	-	984.81	09 Units
	27th Floor (Refuge)	1048.99	-	1048.99	09 Units
	28th Floor	984.81	-	984.81	09 Units
	29th Floor	984.81	-	984.81	09 Units
	30th Floor	984.81	-	984.81	09 Units
	31st Floor	984.81	-	984.81	09 Units
	32nd Floor	984.81	-	984.81	09 Units
	33rd Floor	984.81	-	984.81	09 Units
	34th Floor	984.81	-	984.81	09 Units
	35th Floor	984.81	-	984.81	09 Units
	Terrace Floor	-	96.93	96.93	
	Sub Total	**36550.85**	**16713.70**	**53264.55**	**315Units**
2.	**Block-2 (Club House)**				
	Ground Floor	957.62	-	957.62	-
	First Floor	957.62	-	957.62	-
	Terrace Floor	-	62.42	62.42	-
	Sub Total	**1915.24**	**62.42**	**1977.66**	-
3	Security Room	-	9.00	9.00	-
	Total	**38466.09**	**16785.12**	**55251.21**	**315Units**

Total FSI area = 38466.09 sq.m
Floor Space Index = 1.28%
Plot Coverage = 7.04%

1. With the above area, the Planning Permission is given to the proposed High Rise Residential Building. As per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The High Rise Residential Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.92/2024.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **23.11.2024** to **22.11.2032** vide reference Government order 17th cited above.
3. The Proposed High Rise Residential Building placed in 188th MLPA Meeting and got Resolution for Planning Permission vide reference letter 20th 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) The OSR 1 (earmarked as A1 to A6) 3010.96sqm and 233.77sqm road area (earmarked as B1 to B4) shown in the site plan shall be handed over to local body Gift deed Document no.24459/2024, Dated:16.11.2024.
2) Structural Design report and drawing for the entire structure from Anna University/IIT/SERC Tharamani shall be obtained from in the reference 26th cited above.
3) Conditions stipulated in the Noc cited in the reference 22 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
4) Conditions stipulated in the Airport Authority NOC for height clearance cited in the reference 24 issued by Airport Authority of India is to be followed scrupulously.
5) Conditions stipulated in the Environmental Clearance cited in the reference 25 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.

6) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
7) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
8) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
9) 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.
10) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
11) 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.

    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. TheDirectorate 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 proposed Commercial 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 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.
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.1,51,726/-** Payment Receipt 20240617262473, Transaction ID 8935139901212, Date.17.06.2024 and balance scrutiny fee: **Rs.4,000/-** SBCollect Reference Number: DUN4338695, Date: 23.11.2024.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 20241023262473, Transaction ID 6144304850715, Date. 23.10.2024.

3. Centage Charge for Building: **Rs.40,000**/- Payment Receipt 20241023262473, Transaction ID 6144304850715, Date. 23.10.2024.
4. Infrastructure and Amenities Charges: **Rs.1,44,85,500**/- Payment Receipt 20241023262473, Transaction ID 6144304850715, Date. 23.10.2024.
5. Completion Certificate: **Rs.6,11,403**/- Payment Receipt 20241023262473, Transaction ID 6144304850715, Date. 23.10.2024.
6. Security Deposit: **Rs. 72,42,750**/- Payment Receipt 20241023262473, Transaction ID 6144304850715, Date. 23.10.2024.
7. Display Board Charges: Rs.**10,000**/- Payment Receipt 20241023262473, Transaction ID 6144304850715, Date. 23.10.2024.
8. Shelter fund Charges: **Rs. 74,24,698 /-** Payment Receipt 20241023262473, Transaction ID 6144304850715, Date. 23.10.2024.
9. Development Charges for Land: **Rs. 1,20,280/-** Payment Receipt 20241023262473, Transaction ID 6144304850715, Date. 23.10.2024.
10. Development Charges for Building: **Rs.6,81,672/-** Payment Receipt 20241023262473, Transaction ID 6144304850715, Date. 23.10.2024.

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

Encl:
Drawing no of sheets.1 to 7

Copy to:-

1.M/s.Madras Needles Ltd &
M/s.Altek Beissel Needles Ltd,
Rep by its POA Thiru.B.Vikram Kumar Bagmar,
No. 3/27, Vandalur Road,
Padur Village, Kelambakkam,
Thiruporur taluk,
Chengalpattu district. 603103
Ph.No. 9962110860
Email Id. gauravbagmar25@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 valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2024.11.23 12:54:27



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