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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no:SWP/BPA/041216/2023
ROC No:4016/2024/MLPA (CD-5)

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

1. **President,**
Pudupakkam Panchayat
Thiruporur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

2. **President,**
Padur Panchayat
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject:

Proposed Additional Residential Building (MSB) - District Town and Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Vandalur Taluk, Thiruporur Panchayat Union, Pudupakkam Panchayat and village in S.F.No.198/10; 199/5 and Tiruporur Taluk, Padur village in S.F.Nos. 89/1A(pt), 3A(pt), 90/1A(pt), 1B, 2A, 2B, 2B2A; 91/1; 100/4, 5, 6, 7; 105; 106/1A, 1B, 2, 3, 4; 107/1; 110; 111/2B; 112; 113/3, 4, 5; 117; 123; 124; 125; 127/1A, 1B, 2; 129; 130; 131; 132/1B1, 1B2, 1B3, 2A, 2B, 3A, 3B1, 3B2, 4; 133/1B1; 145; 146; 147/1A, 1B, 2(pt); 148; 149; 150; 152; 153; 154; 155; 172; 173; 174/2, 3; 175; 176/1, 2, 3, 4, 5; 177; 178; 179; 180; 181; 182; 183; 184; 185; 186; 187; 188; 189; 190; 191/2, 3; 192; 193; 194/1, 2, 3, 4; 195; 196; 197; 198; 199; 200; 201; 202; 203; 204; 205; 206; 207; 208; 209; 211/2A, 2B; 212/1, 4; 213- Site area of 329576.20 sq.m - FSI area of 159630.98 sq.m - has been already approved- Now Padur village Survey Nos. 91/1, 183/6pt, 184/1pt, 184/2pt, 184/3pt, 185pt, 189/2pt, 190/1, 190/2, 190/3pt, 191/2, 191/3, 192/1, 192/2, 193/1, 193/2,

194/1, 194/2, 194/3, 194/4, 195/1, 195/2, 196/1, 196/2, 195/3pt, 196/4pt, 196/5pt, 197, 198pt has been removed from already approved - S.Nos.151 & 174/1 in Padur Village has been added to the already approved site- Now Revised site S.Nos. 89/1A1A, 3A2, 90/1A2, 1B, 2A,2B2A1, 2B2A2, 2B2B, 100/4,5,6,7, 105, 106/1A,1B, 2,3,4,107/1, 110, 111/2B, 112/1, 2, 3,4,5,6, 7, 113/3,4,5, 117/1A,1B1, 1B2, 2,3,4, 123/1, 2, 124, 125/1A, 1B,2A,2B1, 2B2,3,127/1A,1B, 2, 129/1, 2A, 2B, 3, 130/1, 2, 3, 4, 131, 132/1B1, 1B2, 1B3, 2A, 2B, 3A, 3B1, 3B2, 4, 133/1B1A, 1B1B, 145/1, 2, 3, 4, 146, 147/1A1, 1A2, 1B, 2A, 2B, 148/1, 2, 3, 4A, 4B, 5, 149, 150, 151, 152/1, 2, 153/1A, 1B1, 1B2, 2, 154/1A, 1B, 2, 155/1, 2, 3, 172/1, 2, 173/1, 2A, 2B, 174/1, 2, 3A, 3C, 175, 176/1, 2A, 2C,3A, 3C, 4A, 4C, 5A, 5C, 177/1, 2A, 2C,3, 178/1A, 1C, 2A,2B1, 179, 180/1, 2A, 2B, 3A, 3C, 4A, 4C, 5A, 5B, 6, 181/1,182/1, 2A, 183/1, 2, 3, 4, 5, 6A1, 184/1A1, 1A3, 3A, 185/1,186, 187, 188, 189/1, 2A, 190/3A,196/5A,198/1, 199/1A1,1A3, 1B, 1C, 2, 3, 200, 201/1, 3, 202/1, 3, 203, 204, 205,206/1,2, 207/1, 2A, 2B, 208, 209/1, 2B, 211/2A, 2B,212/1,4,213 in Padur Village, Tiruporur Taluk and Panchayat union, 198/10 &199/5A1 & 5A2 in Vandalur Taluk, Pudupakkam Panchayat & Village, Total Revised site area – 296834.44 Sq.m. - Total already approved and proposed FSI Area put together is 247505.24 sq.m. - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant. **M/s.Pacifica Builders Private Ltd & Sylvanus Builders and Developers Ltd,** Online Application Reference No.SWP/ BPA/ 041216/ 2023, Received Dated: 27.10.2023.
2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and country Planning office, Inspection Report of Online Application No.SWP/ BPA/041216/2023, Dated:06.11.2023
3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/ 0041216/2024, dated:08.01.2024.
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. Resolution No.03, of 190 Mamallapuram Local Planning Authority, Dated : 05.03.2025.
19. HRB committee Meeting held on 29.02.2024, Subject No.08.
20. Commissioner (FAC) of Town and Country Planning, Proceeding Roc No.20471/2018/Splcell, Dated: 10.05.2019. (Technical Concurrence No.100/2019)
21. Member Secretary, Mamallapuram LPA Proceedings Roc No.2775/2018/MLPA, Dated.26.11.2019. (Planning Permission No.25/2019)

22. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.10107/C1/2023, Dated:21.08.2023,PP NOC No.136/2023.

23. DGP/Director, Tamil Nadu Fire and Rescue Services Department, (Amendment for PP Noc 136 /2023) K.Dis.No.387/C1/2024, Dated:20.02.2024.

24. Airport Authority of India NOC No. CHEN/SOUTH/B/053023/760855, Dated:06.06.2023.

25. Airport Authority of India NOC No. CHEN/SOUTH/B/053023/760857, Dated:06.06.2023.

26. Airport Authority of India NOC No. CHEN/SOUTH/B/053023/760858, Dated:06.06.2023.

27. Airport Authority of India NOC No. CHEN/SOUTH/B/053023/760860, Dated:06.06.2023

28. Airport Authority of India NOC No. CHEN/SOUTH/B/053023/760861, Dated:06.06.2023.

29. Airport Authority of India NOC No. CHEN/SOUTH/B/061623/763698, Dated:23.06.2023.

30. Environmental clearance letter No.SEIAA/TN/EC/8(b)/074/F-252/2010, Dated: 27.01.2010.

31. AFS Tambaran, Chennai – NOC letter no:AFSTAM/4009/5/ATS (BM-II), Dated:21.10.2024. (for IAF NOC)

32. Director of Town and Country Planning, Chennai ROC No:177/2025/Spl. cell, Dated: 21.03.2025. (IAF conformation letter)

33. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board, CC Charges, Security Deposit, Satellite Town Charges and Shelter Charges respectively dated.27.10.2023 and 19.09.2024

34. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board, CC Charges and Security Deposit received from the applicant respectively on 27.10.2023.

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Order:

With reference to the 1st Cited letter, the applicants. M/s.Pacifica Builders Private Ltd & M/s.Sylvanus Builders and Developers Ltd, has requested for the approval of additional construction of High Rise Residential building in addition to the Planning permission has already been issued in the reference 23rd cited for an FSI area of 159630.98 sq.m in a Site Area of 329576.20sq.m at Chengalpattu District, Mamallapuram Local Planning Authority , Vandalur Taluk, Thiruporur Panchayat Union, Pudupakkam village in S.F.No.198/10; 199/5 and Tiruporur Taluk, Padur village in S.F.Nos.89/1A(pt), 3A(pt), 90/1A(pt), 1B, 2A, 2B, 2B2A; 91/1; 100/4, 5, 6, 7; 105; 106/1A, 1B, 2, 3, 4; 107/1; 110; 111/2B; 112; 113/3, 4,5; 117;123; 124;125; 127/1A, 1B,2; 129;130;131; 132/1B1,1B2,1B3,2A, 2B, 3A, 3B1, 3B2,4; 133/1B1; 145;146; 147/1A,1B,2(pt); 148;149;150;152; 153; 154; 155; 172; 173; 174/2, 3; 175; 176/1, 2, 3, 4, 5; 177; 178; 179; 180; 181; 182; 183; 184; 185; 186; 187; 188; 189; 190; 191/2, 3; 192; 193; 194/1, 2, 3, 4; 195; 196; 197; 198; 199; 200; 201; 202; 203; 204; 205; 206; 207; 208; 209;211/2A, 2B; 212/1, 4; 213. Now Padur village Survey Nos. 91/1, 183/6pt, 184/1pt, 184/2pt, 184/3pt, 185pt, 189/2pt, 190/1, 190/2, 190/3pt, 191/2, 191/3, 192/1, 192/2, 193/1, 193/2, 194/1, 194/2, 194/3, 194/4, 195/1, 195/2, 195/3pt, 196/1, 196/2, 196/4pt, 196/5pt, 197, 198pt has been removed from already approved and S.Nos.151 & 174/1 in Padur Village has been added to the already approved site.

Now Revised site survey Nos. S.Nos. 89/1A1A, 3A2, 90/1A2, 1B, 2A,2B2A1, 2B2A2, 2B2B, 100/4,5,6,7, 105, 106/1A,1B, 2,3,4,107/1, 110, 111/2B, 112/1, 2, 3,4,5,6, 7, 113/3,4,5, 117/1A,1B1, 1B2, 2,3,4, 123/1,2 124, 125/1A, 1B, 2A, 2B1, 2B2, 3, 127/1A, 1B,2, 129/1, 2A, 2B, 3, 130/1, 2, 3, 4, 131, 132/1B1, 1B2, 1B3, 2A, 2B, 3A, 3B1, 3B2, 4, 133/1B1A,1B1B,145/1,2,3, 4,146, 147/1A1,1A2, 1B, 2A, 2B,148/1, 2,3,4A, 4B,5, 149,150,151, 152/1,2, 153/1A,1B1,1B2, 2,154/1A, 1B,2,155/1,2,3,172/1, 2, 173/1, 2A,2B,174/1, 2, 3A, 3C, 175, 176/1, 2A, 2C,3A, 3C, 4A, 4C, 5A, 5C, 177/1, 2A, 2C,3, 178/1A, 1C, 2A,2B1, 179, 180/1, 2A, 2B, 3A, 3C, 4A, 4C, 5A, 5B, 6, 181/1,182/1, 2A, 183/1, 2, 3, 4, 5, 6A1, 184/1A1, 1A3, 3A, 185/1,186, 187, 188, 189/1, 2A, 190/3A,196/5A,198/1, 199/1A1,1A3, 1B, 1C, 2, 3, 200, 201/1, 3, 202/1, 3, 203, 204, 205,206/1,2, 207/1, 2A, 2B, 208, 209/1, 2B, 211/2A, 2B,212/1,4,213 in Padur Village, Tiruporur Taluk, 198/10 &199/5A1 & 5A2 in Pudupakkam Village, Total Revised site area is 296834.44 Sq.m with a Proposed FSI area is 111244.09 sq.m and Total already approved and proposed FSI Area put together is 247505.24 sq.m – Technical Clearance number is assigned as **B.P/DTCP No.351/2024.**

As per 190th of Mamallapuram Local Planning Authority Meeting Resolution No.03, vide 18th cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as **"1 to 127"**

The area statement for the Site Revision from already approved and Proposed Residential building is as below.

Area of Site – 296834.44 Sq.m

Proposed Additional Residential Building Area Statement in Sqm

S.No	Description	FSI area in sq.m	Non FSI area in sq.m	Total Area in sq.m	No of Dwelling Units
1	**Block -1 (A1)**				
	Stilt Floor	61.50	881.03	942.53	170 units
	First Floor	808.39	-	808.39	
	Typical Floors 2 nd floor to 19th floors (883.02 x 18Floors)	15894.36	-	15894.36	
	Head Room	-	86.64	86.64	
	Sub Total	**16764.25**	**969.67**	**17731.92**	
2	**Block -2 (A2)**				
	Stilt Floor	71.23	623.59	694.82	132 units
	First Floor	587.94	-	587.94	
	Typical Floors 2 nd floor to 19th floors (681.16 x 18Floors)	12260.88	-	12260.88	
	Head Room	-	99.66	99.66	
	Sub Total	**12920.05**	**723.25**	**13643.30**	
3	**Block -3 (B1)**				
	Stilt Floor	109.82	676.43	786.25	
	First Floor	671.04	-	671.04	
	Typical Floors 2 nd floor to 19th floors (767.49 x 18Floors)	13814.82	-	13814.82	113 units
	Head Room	-	83.13	83.13	
	Sub Total	**14595.68**	**759.56**	**15355.24**	
4	**Block – 4 (B2)**				
	Stilt Floor	132.46	1288.76	1421.22	302 units
	First Floor	1249.41	-	1249.41	
	Typical Floors 2 nd floor to 19th floors (1362.41 x 18Floors)	24523.38	-	24523.38	
	Head Room	-	114.34	114.34	

	Sub Total	**25905.25**	**1403.10**	**27308.35**	
5	**Block – 5 (C1)**				
	Stilt Floor	96.57	977.12	1073.69	189 units
	First Floor	961.46	-	961.46	
	Typical Floors 2 nd floor to 19th floors (1022.68x 18Floors)	18408.24	-	18508.24	
	Head Room	--	93.23	93.23	
	Sub Total	**19466.27**	**1070.35**	**20536.62**	
6	**Block – 6 (C2)**				
	Stilt Floor	109.82	678.38	788.20	113 units
	First Floor	670.59	-	670.59	
	Typical Floors 2nd floor to 19th floors (767.22 x 18 Floors)	13809.96	-	13809.96	
	Head Room	-	82.72	83.72	
	Sub Total	**14590.37**	**761.10**	**15351.47**	
7	**Club House Block 7**				
	Basement Floor	636.64	18.17	654.81	-
	Ground Floor	2644.24	36.34	2680.58	
	First Floor	1762.37	-	1762.37	
	Second Floor	1958.97	-	1958.97	
	Head Room	-	88.68	88.68	
	Sub Total	**7002.22**	**143.19**	**7145.41**	
	Lower Combined Basement	-	17555.96	17555.96	
	Upper Combined Basement	-	17552.07	17552.07	
	Total	**111244.09**	**40936.25**	**152180.34**	**1019 units**

Already approved FSI Area : 159630.98 Sq.m.

Not Constructed from already approved (Block-E (EWS) : 14417.36 Sq.m.

Not Constructed from already approved (Club House) : 8952.47 Sq.m.

Total Already Approved Constructed FSI Area : 136261.15 Sq.m.

Proposed FSI Area : 111244.09 Sq.m.

Total FSI Area : 247505.24 Sq.m.

FSI Achieved : 0.834

Plot Coverage : 5.66 %

OSR land 32957.62 sqm already handed over to local body vide gift deed document No.4783/2011, Dated: 24.05.2011 and 4784 / 2011, Dated: 24.05.2011.

1. With the above area, the Planning Permission is given to the Proposed Additional Residential building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Proposed Additional Residential building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.29/2025.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **25.03.2025** to **24.03.2033** vide reference Government order 17th cited above.

3. The Proposed Residential Building placed in 190th 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) Conditions stipulated in the Noc cited in the reference 22 and 23 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2) Conditions stipulated in the Environmental Clearance cited in the reference 30 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
3) Conditions stipulated in the Airport Authority Noc cited in the reference 24 to 29 issued by Airport Authority of India is to be followed scrupulously.
4) Structural Design report and drawing for the entire structure from PWD shall be obtained before commencement of construction.
5) Indian Air force Noc is have be obtained before Noc cited in the reference no:31

6) Necessary Environmental Clearance is to be obtained for the proposed blocks before commencement of construction.

7) As per the Planning Permission has been given by Mamallapuram Local Planning Authority in ROC No.1011/2011 MLPA, dated 18.06.2013 PP.No.20/2013, three EWS blocks are proposed in S.F.No.177pt of Padur Village and are not constructed. The same portion of the land in S.No.177pt is also included now in the proposed site which is now under consideration. Hence for this three block shelter charges is to be collected in addition to the proposed two EWS blocks under consideration now. Also, for the newly proposed blocks, shelter charges are have be collected from the applicant in cited in the reference: 22.

8) Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water with NOC from TNPCB.

Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the empaneled agency Report obtained.

9) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

10) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

11) 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.

12) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

13) 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. The Directorate of Town and Country Planning Department is not the right organization to decide on this.

14) 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.

15) 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 Revision and proposed 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:04.02.2019& 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. 7,53,129/-** Payment Receipt 2023102741216, Transaction ID 8515932000622, Date.27.10.2023.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 2024112841216, Transaction ID 6133524259635, Date.28.11.2024.
3. Centage Charge for Building: **Rs. 1,03,000**/- Payment Receipt 2024112841216, Transaction ID 6133524259635, Date.28.11.2024.
4. Infrastructure and Amenities Charges: **Rs.4,29,38,168**/- Payment Receipt 2024112841216, Transaction ID 6133524259635, Date.28.11.2024.
5. Security Deposit Charges: **Rs.2,08,68,750**/- Payment Receipt 2024112841216, Transaction ID 6133524259635, Date.28.11.2024.

6. Completion Certificate: **Rs. 16,45,825**/- Payment Receipt 2024112841216, Transaction ID 6133524259635, Date.28.11.2024.
7. Display Board Charges: **Rs.10,000/-** Payment Receipt 2024112841216, Transaction ID 6133524259635, Date.28.11.2024.
8. Shelter Fund Charges: **Rs.7,71,97,000/-** E-Challan number 20241129017104, Acct Code: 021602800AB24303, Dated:05.12.2024. (For Current file)
9. Shelter Fund Charges: **Rs.8,20,000/-** E-Challan number 20241129016965, Acct Code:021602800AB24303, Dated:05.12.2024. (For H.O. Special Condition no.7)
10. Development Charges for Land: **Rs.11,87,360/-** Payment Receipt 2024112841216, Transaction ID 6133524259635, Date.28.11.2024.
11. Development Charges for Building: **Rs.18,34,980/-** Payment Receipt 2024112841216, Transaction ID 6133524259635, Date.28.11.2024 and Interest Development charges **Rs:46000/-** SBCollect Reference no: DUN5231049, Dated:17.06.2024.
12. Satellite Town charges **Rs.1,68,000/-** E-Challan number 20241129017407, Acct Code: 844300106AC80102, Dated:05.12.2024.

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

Encl:
Drawing no of sheets.1 to 27.

Copy: -

1. **Pacifica Builders Pvt Ltd and**
   M/s. Sylvanus Builders And Developers Ltd,
   "Pacifica Aurum", Veeranam Road (OMR),
   Padur, Chennai – 603 103. Ph : 9884811746.
   Email.sethiraja@pacificacompanies.in
2. **The Chairman,**
   Tamil Nadu Real Estate Regularity Authority,
   No.1A, CMDA Tower II, 1st Floor,
   Gandhi Irwin Bridge Road, Egmore,Chennai - 600 008

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Verified RealEstate™

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.