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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Application No: SWP/BPA/010986/2023

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
President
Padur panchayat & Village,
Thiruporur Panchayat Union,
Chengalpattu District.

Sir/Madam,

Subject:

Group Development Residential Building- District Town And Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur Taluk and Panchayat Union – Padur panchayat and village – Survey No.225/1 - Site area of 4150.00 sq.m. - FSI area of 4672.75 sq.m, Block 1, 2 and 3 (Ground and First Floor) – Technical concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant **M/s.VGN Homes Private Limited,** Online Application Reference No. SWP/BPA/0010986/2023, Dated:26.06.2023, 31.08.2023, 28.10.2023 & 20.12.2023
2. The Assistant Director, Chengalpattu, Inspection Report Dated: 01.07.2023
3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 05.02.2024.
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 Scrutiny fees, OSR charges, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter fund charges respectively dated.10.02.2024 and 20.02.2024.
19. Payment of Scrutiny Fees, OSR charges, 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 26.06.2023, 13.02.2024 and 26.02.2024.
20. Resolution No.02, of 181th Mamallapuram Local Planning Authority, Dated :18.07.2023

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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 Group Development Residential building at Chengalpattu District – Thiruporur Taluk and

Panchayat Union – Padur panchayat and village – Survey No.225/1 - Site area of 4150 sq. m. - FSI area of 4672.75 sq.m, Block 1, 2 and 3 (Ground and First Floor) – Technical Clearance number is assigned as **B.P/DTCP No.60/2024.**

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

Area of Site – 4150.00 Sq.m.

Proposed Building details: Group Development – Residential Building

Description	**FSI area (sq.m)**		**Non-FSI area (sq.m)**		**No. of dwelling units**
Block – 1					
Ground Floor	595.92		-		9
First Floor	595.92		-		
Terrace	-		112.05		
Sub total	1191.84		112.05		
Block - 2					
	Residential	Commercial	Residential	Commercial	14
Ground Floor	923.98	150.47	-	-	
First Floor	923.98	150.47	-	-	
Second Floor	-	150.47	-	-	
Terrace	-	-	174.30	25.15	
Sub Total	**1847.96**	**451.41**	**174.30**	**25.15**	
Block -3					
Ground Floor	588.97		-		9
First Floor	588.97		-		
Terrace	-		112.05		
Sub total	**1177.94**		**112.05**		
Security Cabin	3.60		-		
Total area	**4672.75**		**423.55**		**32**

Total FSI Area – 4672.75 sq.m

F.S.I – 1.13

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.19/2024.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **28.02.2024** to **27.02.2032** 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 and G.O.(Ms).No.95, Housing and Urban Development Department, Dated: 04.08.2023, the 10% OSR fees collect in 19th cited.
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.
6) 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.

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

GENERAL CONDITIONS:

1. 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.16,525/-** Payment Receipt 2023062610986, Transaction ID 8988026177215, Date. 26.06.2023.

2. Centage Charge for Land: **Rs.300**/- Payment Receipt 2024022610986, Transaction ID 3169115413717, Date. 26.02.2024.
3. Centage Charge for Building: **Rs.3,500**/- Payment Receipt 2024022610986, Transaction ID 3169115413717, Date. 26.02.2024.
4. Infrastructure and Amenities Charges: **Rs.17,62,500**/- Payment Receipt 2024022610986, Transaction ID 3169115413717, Date. 26.02.2024.
5. Completion Certificate: **Rs.55,968**/- Payment Receipt 2024022610986, Transaction ID 3169115413717, Date. 26.02.2024.
6. Security Deposit: **Rs.8,81,250**/- Payment Receipt 2024022610986, Transaction ID 3169115413717, Date. 26.02.2024.
7. Display Board Charges: Rs.**1,500**/- Payment Receipt 2024022610986, Transaction ID 3169115413717, Date. 26.02.2024.
8. Shelter fund Charges : **Rs.1,38,642/-** Payment Receipt 2024022610986, Transaction ID 3169115413717, Date. 26.02.2024.
9. Development Charges for Land : **Rs.16,600/-** Payment Receipt 2024022610986, Transaction ID 3169115413717, Date. 26.02.2024.
10. Development Charges for Building: **Rs.62,400/-** Payment Receipt 2024022610986, Transaction ID 3169115413717, Date. 26.02.2024.
11. OSR charges: **Rs.8,67,500/-** Payment Receipt 2024021310986, Transaction ID 8991054988425, Date.13.02.2024.

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

Encl:
Drawing Sheet No.1 to 6

Copy:-

1. M/s. VGN Homes Private Limited,
Padma Villas, Door No. 54/3 ,
Tas Chelliah Street , Anna Nagar ,
Chennai - 600040.
Ph.No. 9840088754
Email Id. Planning@Vgngroup.Org.

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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Zoning & Land Use Analysis

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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We're honored to be part of your real estate journey

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