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DIGITALLY VERIFIED RECORD

EDINGS OF THE ASSISTANT DIRECTOR/DEPUTY DIRECTOR (i/c), DISTRICT TOWN AND COUNTRY PLANNING OFFICE, KANCHEEPURAM DISTRICT.

Online Building Plan Application-Technical Approval

SWP Application No: SWP/BPA/0437316/2025 Date:27.06.2025

Subject : **Residential Building** – District Town and Country Planning Office, Kancheepuram District, Kancheepuram District, Sriperumbudur Taluk, S.Nos. 19/2, 19/3 of Irungattukottai Village & S.No:370/2C1B of Valarpuram Village, Site extent - 12660.00 Sq.m (As per Document & Patta), Site Extent – 11159.16 Sq.m (after Proposed Road deduction) - FSI Area 15024.54 sq.m – Technical Concurrence received from the Director of Town and Country Planning – **Technical Approval issued –Forwarded for further action** – Regarding.

Reference :

1. Applicant. M/s.GT Bharathi Urban Developers Private Limited, Represented by its AGM, Mr.N.Sebastin, Online Application Reference No. SWP/BPA/437316/2025, Dated:03.01.2025, 05.04.2025 & 14.05.2025.
2. Director of Town and Country Planning, Chennai, Technical Concurrence issued on dated: 14.05.2025. Online Application No. SWP/BPA/0437316/2025.
3. Assistant Director/ Deputy Director (i/c), Kancheepuram District Town and Country Planning Office Inspection Report of Online Application No. SWP/BPA/437316/2025, Dated:06.01.2025.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Splcell,Dated:14.12.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
15. Joint Director, Agriculture Department NOC Letter No: C2/ CE8XQGBA/2025, Dated : 31.01.2025.
16. Demand raised by this office through online dated on.21.05.2025.
17. Payment received from applicant through online Dated: 03.01.2025 (scrutiny fee), 19.06.2025 (other fees) and remaining scrutiny fee through offline dated.28.06.2025.

Order:

1. With reference to the 1st cited letter, the applicant M/s.GT Bharathi Urban Developers Private Limited, Represented by its AGM, Mr.N.Sebastin, has requested for the approval of proposed construction of Residential Building in Kancheepuram District, Sriperumbudur Taluk, S.Nos. 19/2, 19/3 of Irungattukottai Village & S.No:370/2C1B of Valarpuram Village, having Site extent -12660.00 Sq.m (As per Deed & Patta), Site Extent – 11159.16 Sq.m (after Proposed Road deduction), FSI Area 15024.54 sq.m.

With reference to the letter cited in reference no.2 The Director of Town and Country Planning, processed and accepted the applicant's request for the Residential Building application, further the site boundary has been marked as **'1 to 10'** by the Director of Town and Country Planning. Subsequently Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P/DTCP No: 250 /2025.**

2. The area statement for the Proposed Residential Building is as below:

Area of the Site – 12660.00 Sq.m (As per Deed & Patta).
Area of the Site – 11159.16 Sq.m (After Proposed Road deduction).

Proposed Residential Building Area details in Sqm.

S.No.	Description	FSI Area (sqm)	Non FSI Area (sqm)	Total Built-up Area (sqm)
1	**Block-1 (V1-V6)**			
	Ground floor	409.45	-	409.45
	First floor	389.00	-	389.00

2	**Block-2 (V7-V12A)**			
	Ground Floor	466.64	-	466.64
	First Floor	440.41	-	440.41
3	**Block-3 (V12B-V20)**			
	Ground floor	548.80	-	548.80
	First floor	516.83	-	516.83
4	**Block-4 (V21-V23)**			
	Ground Floor	199.30	-	199.30
	First Floor	191.43	-	191.43
5	**Block-5 (V24-V29)**			
	Ground Floor	428.30	-	428.30
	First Floor	406.98	-	406.98
6	**Block-6 Apartment (V30-V50)**			
	Stilt Floor (Parking)	126.81	2564.81	2691.62
	First Floor (Amenities)	2549.38	-	2549.38
	Second Floor (V30-V50)	1518.22	-	1518.22
	Third Floor	1405.00	-	1405.00
7	**Block-7 Apartment (A1-A55)**			
	Stilt Floor (Parking)	40.29	1047.94	1088.23
	First Floor (A1-A11)	1077.54	-	1077.54
	Second Floor (A12-A22)	1077.54	-	1077.54
	Third Floor (A23-A33)	1077.54	-	1077.54
	Fourth Floor (A34-A44)	1077.54	-	1077.54
	Fifth Floor (A45-A55)	1077.54	-	1077.54
Total Area		**15024.54**	**3612.75**	**18637.29**

Total FSI Area – **15,024.54 Sq.m**

FSI Achieved – **1.34**.

OSR -1 = 590.78 Sqm

OSR -2 = 527.38 Sqm

& Proposed Road

Gifted to Local body through gift deed No.7369/2025 & 7370/2025

With reference to the 4th to 14th cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant vide the 16th cited letter and as per the reference cited 17th the requested fees such as, 1) Scrutiny fees: Rs. 56015 + 300 (Offline)/-, 2) Centage Charge for Land Rs.15,000/-, 3) Centage Charge for Building Rs. 25,000/-, 4) Infrastructure and Amenities Charges Rs. 56,43,750/-, 5) CC Charges Rs.2,00,838/- 6) Shelter Charges Rs.29,02,845/- 7)Display Board Charges Rs.1,500/- 8) Development Charges for Building Rs.1,86,600/- 10) Development Charges for Land Rs.63,400/-are received in the Government head of account through online single window portal. In continuation of receipt of the above said fees, the Technical Approval is issued under section 47(A) of Town and Country planning Act 1971 for the above proposal and numbered as **SWP/B.P (Building) / D.D.T.C.P (KPM) No.15/2025 (Sheets: 1 to 6)** with the following Special and General conditions.

Special Conditions

1. The OSR 1 (Earmarked as A to F) area 590.78 sq.m, OSR 2 (Earmarked as G to J) area 527.38 sq.m, is shown in the site plan was handed over to the local body vide Gift deed No.7369/2025 & 7370/2025, which has been left open to access by everyone.
2. As per submitted drawings, the proposed 9.0m wide road (Earmarked as A1 to A7) shown in the site plan was handed over to the local body vide Gift deed No.7369/2025 & 7370/2025, which has been left open to access by everyone.
3. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation scrupulously.
4. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
5. 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 Permission is issued subject to the condition that the applicant/developer and also the architect/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.
6. Applicant should obtain consent from Tamil Nadu Pollution control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
7. 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.

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.

General Conditions

1. Solar water heating system to be provided to the proposed additional 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 G.O. No.341 MAWS dated: 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for Discharge of sewage.
10. Fly Ash bricks and Materials must be used for construction.
11. 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.
12. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
13. 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.
14. As envisaged under 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 or part of it only after registering the Real Estate Project with

the Real Estate Authority. The applicant has to comply the said provisions.

If the Site is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of guideline value of land as land use conversion charges before issuing the final approval as envisaged in G.O(Ms)No.79 and G.O(Ms)No.53 of Housing and Urban Development Department, Dated: 04.05.2017 and 28.03.2025 respectively. The payment of charges shall be made under the following head of account.

Head of Account:

"0217 Urban Development - 60
Other Urban Development Schemes - 800
Other Receipts - AS Receipts under Land Use Conversion Charges-27"
Non Taxation fees - 09 Collections
(DPC: 0217-60-800-AS 22709).

The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail

Encl:
Drawing sheets 1 to 6

Assistant Director/ Deputy Director (i/c)
District of Town & Country Planning Office,
Kancheepuram District.

To:

The President
Valarpuram Village/Panchayat,
Irungattukottai Village/Panchayat,
Sriperumbudur Panchayat Union,
Sriperumbudur Taluk ,
Kancheepuram District.

Copy to:

1. The Block Development Officer,
   Sriperumbudur Panchayat Union,
   Sriperumbudur Taluk ,
   Kancheepuram District.

2. M/s. GT BHARATHI URBAN DEVELOPERS PVT LTD.,
   Rep By SEBASTIN,
   No.532/1088, PH ROAD, Vepery,
   Chennai - 600 007.
   Mobil No: 8825870073.

3. 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

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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.