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**Building Plan Approval-Final Approval Letter**

**Proceedings of Executive Officer/ Village Panchayat President of Kanathur Reddykuppam Village Panchayats 224295 LGD Code -Thiruporur Block Panchayat, Chengalpattu District**

**Present: Mr./Mrs: E VALLI ETTIYAPPAN**

**ROC No: 42/2024-2025** **Date: 18/02/2025**

**Sub:** Building License – Building License for the construction of High Rise Building in S.F.Nos. 18/1, 2, 3, 8A, 8B, 10; 19/1,2, 3, 4, 6B; 23/1A; 24/1; 25/1A, 1B, 1C, 1D, 2, 3, 4, 5, 6, 7, 8, 9A, 9B, 9C, 10; 29/12C1, 12C2, 12C3B; 30/5C1A, 6B, 7A, 8, 9, 10, 12C1A, 12C1B, 12C2, 12C3, 13A1, 13B; 31/1C1A1, 11 and 31/13 in Kanathur Reddykuppam Village Panchayat, Thiruporur Taluk, Chengalpattu District, within the limits of Thirporur Panchayat union – Orders issued.

**Ref:.** 1. Application from M/s.Voora Property Developers Private Limited, Chennai, SWP/BPA/270950/2024. Dated 24.06.2024.

2. From the Assistant Director/Member Secretary, Mamallapuram Local Planning Authority Chengalpattu in Building Planning Permission No.SWP/B. P/M.L.P. A (CD-5) No.02/2025 : Dated.03.01.2025.

M/s.Voora Property Developers Private Limited, Chennai have submitted Building Permission application for the construction of High Rise Affordable Apartment Residential Apartment in S.No.18/1, 2, 3, 8A, 8B, 10; 19/1,2, 3, 4, 6B; 23/1A; 24/1; 25/1A, 1B, 1C, 1D, 2, 3, 4, 5, 6, 7, 8, 9A, 9B, 9C, 10; 29/12C1, 12C2, 12C3B; 30/5C1A, 6B, 7A, 8, 9, 10, 12C1A, 12C1B, 12C2, 12C3, 13A1, 13B; 31/1C1A1, 11 and 31/13 in Kanathur Reddykuppam Village Panchayat, Thiruporur Taluk, Chengalpattu District, within the limits of Thirporur Panchayat union. In the reference second cited, the Assistant Director/Member Secretary, Mamallapuram Local Planning Authority, Chengalpattu issued Building Planning Permission.

The applicant has remitted the following charges:

| | | | |
|---|---|---|---|
| Development charges to Panchayat | : | Rs.1,04,66,917/- | SWP/BPA/270950/2024 Date:20.01.2025 |
| Manual Workers General Welfare Fund to TNCWW Board | : | Rs.52,32,583/- | RTGS – KVBLR52025012356210135-Manual Workers General Welfare dated 23.01.2025. |

Building License is hereby granted subject to the following conditions:

**Proposed Floor Details:**

**The area statement for the High Rise Affordable Residential building is as below.**

Total Area of the Site - 44370.00 Sqm (As per patta)
To be gifted area for road widening - 958.22 Sqm
Total Area of the Site - 43411.78 Sqm

| Sl.Nos | Description | FSI Area in Sq.m | Non FSI Area in Sq.m | Total Builtup Area in Sq.m | No. of Dwelling Units |
|---|---|---|---|---|---|
| | **Block -1, 02 & 03** | | | | |
| 01. | Combined Basement Floor | 83.25 | 25606.50 | 25689.75 | - |
| | **Block – 01 (Tower -1 EWS)** | | | | |
| 02. | Stilt Floor | 121.61 | 1001.57 | 1123.18 | - |
| | 1st Floor | 1068.34 | - | 1068.34 | 18 |
| | 2nd Floor | 1068.34 | - | 1068.34 | 18 |
| | 3rd Floor | 1068.34 | - | 1068.34 | 18 |
| | 4th Floor | 1068.34 | - | 1068.34 | 18 |
| | 5th Floor | 1068.34 | - | 1068.34 | 18 |
| | 6th Floor | 1068.34 | - | 1068.34 | 18 |
| | 7th Floor | 1068.34 | - | 1068.34 | 18 |
| | 8th Floor | 1068.34 | - | 1068.34 | 18 |
| | 9th Floor | 1068.34 | - | 1068.34 | 18 |
| | 10th Floor | 1068.34 | - | 1068.34 | 18 |
| | 11th Floor | 1068.34 | - | 1068.34 | 18 |
| | 12th Floor | 448.36 | - | 448.36 | 06 |
| | | - | 141.53 | 141.53 | - |
| | Sub Total | 12321.71 | 1143.10 | 13464.81 | 204 |
| 03 | **Block – 02 (Tower – 2,3,4)** | | | | |
| | Combined Stilt Floor | 340.58 | 9099.83 | 9440.41 | - |
| 04 | **Block-02 (Tower-2)** | | | | |
| | 1st Floor (Podium) | 764.04 | 402.01 | 1,166.05 | 05 |
| | 2nd Floor | 1131.06 | - | 1131.06 | 09 |
| | 3rd Floor | 1131.06 | - | 1131.06 | 09 |
| | 4th Floor | 1131.06 | - | 1131.06 | 09 |
| | 5th Floor | 1131.06 | - | 1131.06 | 09 |
| | 6th Floor | 1131.06 | - | 1131.06 | 09 |
| | 7th Floor | 1131.06 | - | 1131.06 | 09 |
| | 8th Floor | 1131.06 | - | 1131.06 | 09 |
| | 9th Floor | 1131.06 | - | 1131.06 | 09 |
| | 10th Floor | 1131.06 | - | 1131.06 | 09 |
| | 11th Floor | 1131.06 | - | 1131.06 | 09 |
| | 12th Floor | 1131.06 | - | 1131.06 | 09 |
| | 13th Floor | 1131.06 | - | 1131.06 | 09 |
| | 14th Floor | 1131.06 | - | 1131.06 | 09 |
| | 15th Floor | 1131.06 | - | 1131.06 | 09 |
| | 16th Floor | 1131.06 | - | 1131.06 | 09 |
| | 17th Floor | 1131.06 | - | 1131.06 | 09 |

| | | | | | |
|---|---|---|---|---|---|
| | 18th Floor | 1131.06 | | 1131.06 | 09 |
| | 19th Floor | 1131.06 | - | 1131.06 | 09 |
| | 20th Floor (Refuge) | 1172.06 | - | 1172.06 | 09 |
| | 21st Floor | 1131.06 | - | 1131.06 | 09 |
| | 22nd Floor | 1131.06 | - | 1131.06 | 09 |
| | 23rd Floor | 1131.06 | - | 1131.06 | 09 |
| | 24th Floor | 1131.06 | - | 1131.06 | 09 |
| | 25th Floor | 1131.06 | - | 1131.06 | 09 |
| | 26th Floor | 1131.06 | - | 1131.06 | 09 |
| | 27th Floor | 1131.06 | - | 1131.06 | 09 |
| | 28th Floor | 1131.06 | - | 1131.06 | 09 |
| | 29th Floor | 1131.06 | - | 1131.06 | 09 |
| | 30th Floor (Refuge) | 1172.06 | - | 1172.06 | 09 |
| | 31st Floor | 1131.06 | - | 1131.06 | 09 |
| | 32nd Floor | 1131.06 | - | 1131.06 | 09 |
| | 33rd Floor | 1131.06 | - | 1131.06 | 09 |
| | 34th Floor | 1131.06 | - | 1131.06 | 09 |
| | 35th Floor | 1131.06 | - | 1131.06 | 09 |
| | 36th Floor | 1131.06 | - | 1131.06 | 09 |
| | 37th Floor | 1131.06 | - | 1131.06 | 09 |
| | 38th Floor | 1131.06 | - | 1131.06 | 09 |
| | 39th Floor (Refuge) | 1172.06 | - | 1172.06 | 09 |
| | 40th Floor | 1131.06 | - | 1131.06 | 09 |
| | 41st Floor | 1131.06 | - | 1131.06 | 09 |
| | Terrace Floor | - | 238.15 | 238.15 | - |
| | Sub Total | 46129.44 | 640.16 | 46769.60 | 365 |
| | **Block-02 (Tower-3)** | | | | |
| | 1st Floor (Podium) | 920.17 | 223.39 | 1143.56 | 07 |
| | 2nd Floor | 1131.06 | - | 1131.06 | 09 |
| | 3rd Floor | 1131.06 | - | 1131.06 | 09 |
| | 4th Floor | 1131.06 | - | 1131.06 | 09 |
| | 5th Floor | 1131.06 | - | 1131.06 | 09 |
| | 6th Floor | 1131.06 | - | 1131.06 | 09 |
| | 7th Floor | 1131.06 | - | 1131.06 | 09 |
| | 8th Floor | 1131.06 | - | 1131.06 | 09 |
| | 9th Floor | 1131.06 | - | 1131.06 | 09 |
| | 10th Floor | 1131.06 | - | 1131.06 | 09 |
| | 11th Floor | 1131.06 | - | 1131.06 | 09 |
| | 12th Floor | 1131.06 | - | 1131.06 | 09 |
| | 13th Floor | 1131.06 | - | 1131.06 | 09 |
| | 14th Floor | 1131.06 | - | 1131.06 | 09 |
| | 15th Floor | 1131.06 | - | 1131.06 | 09 |
| | 16th Floor | 1131.06 | - | 1131.06 | 09 |
| | 17th Floor | 1131.06 | - | 1131.06 | 09 |
| | 18th Floor | 1131.06 | - | 1131.06 | 09 |
| | 19th Floor | 1131.06 | - | 1131.06 | 09 |
| | 20th Floor (Refuge) | 1172.06 | - | 1172.06 | 09 |
| | 21st Floor | 1131.06 | - | 1131.06 | 09 |
| | 22nd Floor | 1131.06 | - | 1131.06 | 09 |
| | 23rd Floor | 1131.06 | - | 1131.06 | 09 |
| | 24th Floor | 1131.06 | - | 1131.06 | 09 |
| | 25th Floor | 1131.06 | - | 1131.06 | 09 |

Total FSI Area = 121540.99 Sqm

| | | | | | |
|---|---|---|---|---|---|
| | 26th Floor | 1131.06 | - | 1131.06 | 09 |
| | 27th Floor | 1131.06 | - | 1131.06 | 09 |
| | 28th Floor | 1131.06 | - | 1131.06 | 09 |
| | 29th Floor | 1131.06 | - | 1131.06 | 09 |
| | 30th Floor (Refuge) | 1172.06 | - | 1172.06 | 09 |
| | 31st Floor | 1131.06 | - | 1131.06 | 09 |
| | 32nd Floor | 1131.06 | - | 1131.06 | 09 |
| | 33rd Floor | 1131.06 | - | 1131.06 | 09 |
| | 34th Floor | 1131.06 | - | 1131.06 | 09 |
| | 35th Floor | 1131.06 | - | 1131.06 | 09 |
| | 36th Floor | 1131.06 | - | 1131.06 | 09 |
| | 37th Floor | 1131.06 | - | 1131.06 | 09 |
| | 38th Floor | 1131.06 | - | 1131.06 | 09 |
| | 39th Floor (Refuge) | 1172.06 | - | 1172.06 | 09 |
| | 40th Floor | 1131.06 | - | 1131.06 | 09 |
| | 41st Floor | 1131.06 | - | 1131.06 | 09 |
| | Terrace Floor | - | 238.15 | 238.15 | - |
| | **Sub Total** | **46285.57** | **461.54** | **46747.11** | **367** |
| 06 | **Block-02 (Tower-4)** | | | | |
| | 1st Floor (Podium) | 618.67 | 537.79 | 1156.46 | 04 |
| | 2nc Floor | 1131.06 | - | 1131.06 | 09 |
| | 3rc Floor | 1131.06 | - | 1131.06 | 09 |
| | 4th Floor | 1131.06 | - | 1131.06 | 09 |
| | 5th Floor | 1131.06 | - | 1131.06 | 09 |
| | 6th Floor | 1131.06 | - | 1131.06 | 09 |
| | 7th Floor | 1131.06 | - | 1131.06 | 09 |
| | 8th Floor | 1131.06 | - | 1131.06 | 09 |
| | 9th Floor | 1131.06 | - | 1131.06 | 09 |
| | 10th Floor | 1131.06 | - | 1131.06 | 09 |
| | 11th Floor | 1131.06 | - | 1131.06 | 09 |
| | 12th Floor | 1131.06 | - | 1131.06 | 09 |
| | Terrace Floor | - | 238.15 | 238.15 | - |
| | **Sub Total** | **13060.33** | **775.94** | **13836.27** | **103** |
| 07 | **Block (Club House)** | | | | |
| | Ground Floor | 526.52 | - | 526.52 | |
| | 1st Floor | 516.52 | - | 516.52 | |
| | 2nc Floor | 516.52 | - | 516.52 | |
| | 3rc Floor | 516.52 | - | 516.52 | |
| | 4th Floor | 572.87 | - | 516.52 | |
| | 5th Floor | 617.70 | - | 617.70 | |
| | Terrace Floor | - | 192.73 | 192.73 | |
| | **Sub Total** | **3266.65** | **192.73** | **3459.38** | |
| 08 | **Block-04 (Swimming Pool-Change room & Shower)** | | | | |
| | Ground Floor | 53.46 | - | 53.46 | |
| | **Total** | **121540.99** | **37919.80** | **159460.79** | **1039Units** |

**EWS Units Provided Details :**

| | |
|---|---|
| Total FSI Area | : 121540.99 Sqm. |
| EWS Unit Required Area (10%) | = 12154.09 Sqm |
| EWS Unit Provided (10.13%) | = 12321.71 Sqm |
| No of EWS Units Provided | = 204 Units (Below 40sqm carpet area) |

**Professional Details:**

| Professional Name | Professional Category |
|---|---|
| Mr.Nagesh Somdeva | Structural Engineer Grade I |
| Mr.P.Bagavathe Kumar | Construction Engineer. |
| Mr.P.Bagavathe Kumar | Quality Auditor. |
| Mr.Anala Suresh Kumar | Geo Technical Engineer. |

**Conditions :**

1. This permission will be valid for a period of five years from 23/01/2025 to 23/01/2030.
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 license 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 Kanathur Reddykuppam 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.

Encl- Approved Plan

E. வள்ளிஎட்டியப்பன்

President Name: E VALLI ETTIYAPPAN
Executive Officer/ Village
Kanathur Reddykuppam Village
Thiruporur Block Panchayat
Chengalpattu District.

தலைவர்
கானத்தூர்ரெட்டிக்குப்பம் ஊராட்சி
திருப்போரூர் ஊராட்சி ஒன்றியம்
செங்கல்பட்டு மாவட்டம்.

To

**M/s.Voora Property Developers Private Limited.**
No.139, Dr. Radhakrishnan Salai,
Mylapore,
Chennai – 600 004.



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