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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Application No: SWP/BPA/0008002/2023

From
Thiru.G.Raghul Kumar M.E.,
Assistant Director/ Member Secretary,
District Town and Country Planning,
Chengalpattu District,
124, GST Road,
Municipal Shopping complex,
Chengalpattu 603 001.

To
President
Nemmeli Panchayat & Village,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject:

Group Development Residential Building - District Town And Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District, Thiruporur Taluk, Thiruporur Panchayat Union, Nemmeli Panchayat and Village - 101/1A, 1B, 2, 3A, 3B; 102/1A, 1B, 2; 103; 104/1A, 1B, 1C, 1D, 1E1, 1E2, 2A, 2B, 2C, 3A, 3B; 105/1A, 1B, 2A, 2B1, 2B2, 2C1, 2C2, 3A, 3B, 4A1, 4A2, 4B1, 4B2, 4C1, 4C2, 4C3A, 4C3B, 4C4, 5A, 5B, 116/1A2, 1B2, 1C2pt, 2Bpt, 3Apt, 3B, 3Cpt, 3Dpt, 4pt, 5Apt, 5Bpt, 5Cpt, 6pt; 117/1A, 1B, 1C, 2A, 2B, 2C; 118/1, 2A, 2B, 2C, 2D, 3A, 3B; 119/2A, 2B1, 2B2, 2B3, 2B4, 2C, 2D 2E; 120; 121/1A, 1B, 1C, 1D, 2, 3A, 3B, 3C, 3D, 4A, 4B and 122/1A1B Site area of 43713.93 Sq.m, Block 1 to 14 with FSI area of 52451.74 Sq.m – Technical Concurrence Accorded – Accordingly Planning Permission Issued – Forwarded for further action – Regarding.

Reference:

1. M/s.Kairav Developers Limited., Online Application Reference No. SWP/BPA/0008002/2023, Received Dated: 10.03.2023.
2. Assistant Director, Chengalpattu District Town and country Planning office, Inspection Report of Online Application No.SWP/BPA/0008002/2023, Dated:15.03.2023.
3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 24.06.2023.
4. G.O (2D) No.133, Housing and urban development [UD4 (1)] Department. Dated: 31.07.2020 and published in Tamil Nadu Government Gazette, Part VI-Section 1, Dated: 18.11.2020.
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.

6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
8. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
9. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
10. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
12. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
13. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
17. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
18. 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).
19. Demand raised for payment of Scrutiny fees , Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter Charges respectively dated.26.06.2023 and 22.08.2023
20. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter Charges received from the applicant respectively on 18.08.2023, 28.08.2023, 10.03.2023 and 23.08.2023.
21. Resolution No.02, of 182th Mamallapuram Local Planning Authority, Dated : 29.09.2023.

22. Environmental Clearance (EC) Letter No. SEIAATN/F.No. 9441/EC/8(a)/890/2022, dated. 28.11.2022.

*****

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 **Residential Building** at Chengalpattu District, Thiruporur Taluk, Thiruporur Panchayat Union, Nemmeli Panchayat and Village - 101/1A, 1B, 2, 3A, 3B; 102/1A, 1B, 2; 103; 104/1A, 1B, 1C, 1D, 1E1, 1E2, 2A, 2B, 2C, 3A, 3B; 105/1A, 1B, 2A, 2B1, 2B2, 2C1, 2C2, 3A, 3B, 4A1, 4A2, 4B1, 4B2, 4C1, 4C2, 4C3A, 4C3B, 4C4, 5A, 5B, 116/1A2, 1B2, 1C2pt, 2Bpt, 3Apt, 3B, 3Cpt, 3Dpt, 4pt, 5Apt, 5Bpt, 5Cpt, 6pt; 117/1A, 1B, 1C, 2A, 2B, 2C; 118/1, 2A, 2B, 2C, 2D, 3A, 3B; 119/2A, 2B1, 2B2, 2B3, 2B4, 2C, 2D 2E; 120; 121/1A, 1B, 1C, 1D, 2, 3A, 3B, 3C, 3D, 4A, 4B and 122/1A1B Site area of 43713.93 Sq.m - Block 1 to 14 with FSI area of 52451.74 Sq.m the Technical Clearance number is assigned as **B.P/DTCP No.229/2023.**

As per 182th of Mamallapuram Local Planning Authority Meeting Resolution No.02, vide 21 cited above, planning permission is granted for this proposal.

The area statement for the Proposed Residential building is as below.

Area of the Site - 43600.73 Sqm

Building area details: Non high Rise Residential Building:-

S.no	Description	FSI Area (Sq.m)	Non FSI Area (Sq.m)	Deduction	Total
1	**Block - 1**				
	Stilt Cum Ground Floor	283.19	161.73	-	444.92
	First Floor	441.74	-	-	441.74
	Second Floor	441.74	-	-	441.74
	Third Floor	441.74	-	-	441.74
	Fourth Floor	441.74	-	-	441.74
	Fifth Floor	242.93	-	-	242.93
	Sub Total	**2293.08**	**161.73**	-	**2454.81**
	Block-2				
	Stilt Floor	-	924.06	-	924.06
	First Floor	880.49	-	37.21	880.49
	Second Floor	880.49	-	37.21	880.49

2	Third Floor	880.49	-	37.21	880.49
	Fourth Floor	880.49	-	37.21	880.49
	Fifth Floor	880.49	-	37.21	880.49
	Sub Total	**4402.45**	**924.06**	**186.05**	**5326.51**
3	**Block-3**				
	Ground Floor	649.39	52.63	-	702.02
	First Floor	639.23	-	-	639.23
	Second Floor	639.23	-	-	639.23
	Third Floor	639.23		-	639.23
	Fourth Floor	639.23	-	-	639.23
	Fifth Floor	639.23	-	-	639.23
	Sub Total	**3206.31**	**52.63**	**-**	**3258.94**
4	**Block-4**				
	Stilt cum Ground Floor	675.38	254.00	-	929.38
	First Floor	692.52	-	230.25	692.52
	Second Floor	880.51	-	37.18	880.51
	Third Floor	880.51	-	37.18	880.51
	Fourth Floor	880.51	-	37.18	880.51
	Fifth Floor	484.38	-	-	484.38
	Sub Total	**4493.81**	**254.00**	**341.79**	**4747.81**
5	**Block-5**				
	Stilt cum Ground Floor	958.57	415.73	-	1374.30
	First Floor	1134.26	-	230.25	1134.26
	Second Floor	1322.25	-	37.18	1322.25
	Third Floor	1322.25	-	37.18	1322.25
	Fourth Floor	1322.25	-	37.18	1322.25
	Fifth Floor	727.31	-	-	727.31
	Sub Total	**6786.89**	**415.73**	**341.79**	**7202.62**
6	**Block-6**				
	Ground Floor	649.39	52.63	-	702.02
	First Floor	639.23	-	-	639.23
	Second Floor	639.23	-	-	639.23
	Third Floor	639.23	-	-	639.23
	Fourth Floor	639.23	-	-	639.23
	Sub Total	**3206.31**	**52.63**	**-**	**3258.94**
	Block-7				
	Stilt cum Ground Floor	542.39	384.32	-	926.71

7	First Floor	880.51	-	37.18	880.51
	Second Floor	880.51	-	37.18	880.51
	Third Floor	880.51	-	37.18	880.51
	Fourth Floor	880.51	-	37.18	880.51
	Fifth Floor	484.38	-	-	484.38
	Sub Total	4548.81	384.32	148.72	4933.13
8	**Block- 8**				
	Stilt cum Ground Floor	1241.76	577.46	-	1819.22
	First Floor	1576.00	-	230.25	1576.00
	Second Floor	1763.99	-	37.18	1763.99
	Third Floor	1763.99	-	37.18	1763.99
	Fourth Floor	1763.99	-	37.18	1763.99
	Fifth Floor	970.24	-	-	970.24
	Sub Total	**9079.97**	**577.46**	**341.79**	**9657.43**
9	**Block- 9**				
	Stilt cum Ground Floor	391.48	310.54	-	702.02
	First Floor	639.23	-	-	639.23
	Second Floor	639.23	-	-	639.23
	Third Floor	639.23	-	-	639.23
	Fourth Floor	639.23	-	-	639.23
	Fifth Floor	356.34	-	-	356.34
	Sub Total	**3304.74**	**310.54**	-	**3615.28**
10	**Block- 10**				
	Stilt cum Ground Floor	283.19	161.73	-	444.92
	First Floor	441.74	-	-	441.74
	Second Floor	441.74	-	-	441.74
	Third Floor	441.74	-	-	441.74
	Fourth Floor	441.74	-	-	441.74
	Fifth Floor	242.93	161.73	-	242.93
	Sub Total	**2293.08**	**161.73**	-	**2454.81**
11	**Block- 11**				
	Stilt cum Ground Floor	542.39	384.32	-	926.71
	First Floor	880.51	-	37.18	880.51
	Second Floor	880.51	-	37.18	880.51
	Third Floor	880.51	-	37.18	880.51
	Fourth Floor	880.51	-	37.18	880.51
	Fifth Floor	484.38	-	-	484.38

	Sub Total	**4548.81**	**384.32**	**148.72**	**4933.13**
12	**Block- 12**				
	Ground Floor	1191.59	-	-	1191.59
	First Floor	871.67	-	311.93	871.67
	Sub Total	**2063.26**	**-**	**311.93**	**2063.26**
13	**Block- 13**				
	Ground Floor	412.07	-	-	412.07
	First Floor	412.61	-	-	412.61
	Second Floor	412.61	-	-	412.61
	Third Floor	412.61	-	-	412.61
	Fourth Floor	412.61	-	-	412.61
	Head Room	-	30.44	-	30.44
	Sub Total	**2062.51**	**30.44**	**-**	**2092.95**
14	**Block- 14**				
	Ground Floor	161.71	-	-	161.71
15	**Security - 1**				
	Ground Floor	-	6.00	-	6.00
16	**Security - 2**				
	Ground Floor	-	6.00	-	6.00
	Total	**52451.74**	**3721.59**	**1820.79**	**56173.33**

Total FSI Area - 52451.74 Sq.m

1. With the above area, the Planning Permission is given to the proposed Residential building. As per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Residential building planning Permission is Numbered as **SWP/B.P/M.L.P.A (CD-5) No.62/2023.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **03.10.2023** to **02.10.2031** vide reference Government order 17th cited above.

3. The Proposed Residential Building placed in 182th MLPA Meeting and got Resolution for Planning Permission vide reference letter 21th 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 (A to O) area 4361.08Sqm and approach road for OSR (A1 to A4) area 451.94S qm gifted to local body Gift Deed Document No.19566/2023, dated.11.08.2023.
2) The Road portion (B1 to B17) 710.27 Sqm Gifted to Local body Gift Deed Document No.19717/2023, Dated.16.08.2023
3) The conditions in the Environmental Clearance letter cited in the reference 15th should be followed scrupulously.
4) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
5) Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
6) 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.
7) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
8) 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.

9) 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 residential 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.1,72,836/-** Payment Receipt 202303108002, Transaction ID 8092885725213, Date.23.01.2023 and **Rs.6,500/-** SBI Collect reference no.DUL5119036, Dated.23.08.2023.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 202308188002, Transaction ID 2564375395420, Date. 18.08.2023.
3. Centage Charge for Building: **Rs.70,000/-** Payment Receipt 202308188002, Transaction ID 2564375395420, Date. 18.08.2023.
4. Infrastructure and Amenities Charges:**Rs.2,03,07,894/-** (with Interest) Payment Receipt 202308188002, Transaction ID 2564375395420, Date. 18.08.2023.
5. Completion Certificate: **Rs.6,07,034/-** Payment Receipt 202308188002, Transaction ID 2564375395420, Date. 18.08.2023.
6. Security Deposit: **Rs.99,37,500/-** Payment Receipt 202308188002, Transaction ID 2564375395420, Date. 18.08.2023.
7. Display Board Charges: Rs.**1,500**/- Payment Receipt 202308188002, Transaction ID 2564375395420, Date. 18.08.2023.
8. Shelter Fund Charges:**Rs.23,67,751/-** Payment Receipt 202308188002, Transaction ID 2564375395420, Date. 18.08.2023.
9. Development Charges for Land : **Rs.1,77,244/-** Payment Receipt 202308188002, Transaction ID 2564375395420, Date. 18.08.2023.

10. Development Charges for Building: **Rs.6,76,800/-** Payment Receipt 202308188002, Transaction ID 2564375395420, Date. 18.08.2023 and Development Charges Interest **Rs.8,600/-** SBI Collect reference no.DUL5272233, Dated.28.08.2023.

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

Encl:
1.Drawing 1 to 29
2. Original Gift Deed Document No.19566/2023, dated.11.08.2023

Copy:-
1.M/s.Kairav Developers Limited, No.4b, Arihant Chateau,
10, Gajapathy Road,
off Barnaby Road, Kilpauk,
Chennai-600 010
Ph.No. 9600193355
Email ID.svinodhkrishna@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.

GOVERNMENT OF TAMILNADU
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Signed by: Assistant Director
Location:Chengalpattu
Date:2023.10.04 13:15:46

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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

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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
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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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
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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.