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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/227111/2024

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,
Pudupakkam Panchayat
Thiruporur Panchayat Union,
vandalur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **Group Development – Residential Building**- District Town and Country Planning, Chengalpattu District - Mamallapuram Local Planning Authority - Chengalpattu District – Vandalur taluk, Thiruporur panchayat union, Pudupakkam Panchayat and Village – SF.Nos. 190/13B2, 14B2, 15A, 15B, 16A1, 16B1, 16B2, 16B3, 192/1A, 1B, 2, 10, 193/1A, 1B and 193/9A1 - Site extent 22973.00 sq.m.- FSI area of 14900.80 sq.m, 12 Blocks (92 Dwelling unit) - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:
1. M/s. Sylvanus Builders and Developers Ltd, Online Application Reference No. SWP/BPA/227111/2024, Dated: 17.05.2024, 08.01.2025, 18.03.2025, 30.05.2025, 10.06.2025 & 19.07.2025.
2. The Assistant Director, Chengalpattu, Inspection Report Dated: 24.05.2024.

3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0227111/2024, dated:29.07.2025.
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. 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. G.O.(Ms). No.95, Housing and Urban Development, UD4(1) Department, Dated: 04.08.2023.
19. Resolution No.02, of 181 Mamallapuram Local Planning Authority, Dated : 18.07.2023.
20. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Security Deposit, Shelter Charges, Satellite Town Charges and Flag Day Fund dated 30.07.2025.
21. Payment of Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Shelter Charges, Security Deposit, Satellite Town Charges and Flag day fund received from the applicant respectively on 06.08.2025, 08.08.2025 and 25.08.2025

*****

Order:

With reference to the 1st Cited letter, the applicant M/s. Sylvanus Builders and Developers Ltd has requested for the approval of Group Development Residential building at Chengalpattu District, Vandalur Taluk, Mamallapuram Local Planning area, Pudupakkam Panchayat /Village, SF.Nos. 190/13B2, 14B2, 15A, 15B, 16A1, 16B1, 16B2, 16B3, 192/1A, 1B, 2, 10, 193/1A, 1B and 193/9A1, Site extent 22973.00 sq.m. FSI area of 14900.80 sq.m, 12 Blocks.

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 – Vandalur taluk, Thiruporur panchayat union, Pudupakkam Panchayat and Village – SF.Nos. 190/13B2, 14B2, 15A, 15B, 16A1, 16B1, 16B2, 16B3, 192/1A, 1B, 2, 10, 193/1A, 1B and

193/9A1 - Site extent 22973.00 sq.m.- FSI area of 14900.80 sq.m, 12 Blocks (92 Dwelling unit) – Technical Clearance number is assigned as **B.P/DTCP No.369/2025.**

The Proposed of 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 19th cited above.

The area statement for the Proposed Group Development Residential Building is as below.

Area of Site - 22973.00 Sq.m.

Road area to be gifted – 1283.00 sq.m

Proposed site area – 21690.00 sq.m

(Road area excluded)

Group Development - Residential Building area statement:

Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Built-up Area (Sqm)	No of Dwelling Units
Block – 1				
Ground Floor	153.75	-	153.75	2
First Floor	138.78	-	138.78	
Head Room	-	18.92	18.92	-
Sub Total	**292.53**	**18.92**	**311.45**	
Block – 2				
Ground Floor	163.64	-	163.64	2
First Floor	165.34	-	165.34	
Head Room	-	20.58	20.58	-
Sub Total	**328.98**	**20.58**	**349.56**	
Block – 3				
Ground Floor	378.64	-	378.64	4
First Floor	374.00	-	374.00	
Head Room	-	37.80	37.80	-
Sub Total	**752.64**	**37.80**	**790.44**	
Block – 4				

Ground Floor	1449.37	-	1449.37	20
First Floor	1422.00	-	1422.00	
Head Room	-	189.20	189.20	-
Sub Total	**2871.37**	**189.20**	**3060.57**	
Block – 5				
Ground Floor	434.15	-	434.15	6
First Floor	413.50	-	413.50	
Head Room	-	56.76	56.76	-
Sub Total	**847.65**	**56.76**	**904.41**	
Block – 6				
Ground Floor	725.00	-	725.00	10
First Floor	678.56	-	678.56	
Head Room	-	94.60	94.60	-
Sub Total	**1403.56**	**94.60**	**1498.16**	
Block – 7				
Ground Floor	1029.57	-	1029.57	14
First Floor	952.61	-	952.61	
Head Room	-	132.44	132.44	-
Sub Total	**1982.18**	**132.44**	**2114.62**	
Block – 8				
Ground Floor	748.59	-	748.59	8
First Floor	758.09	-	758.09	
Second Floor	301.62	-	301.62	
Head Room	-	78.12	78.12	-
Sub Total	1808.30	78.12	1886.42	
Block – 9				
Ground Floor	716.73	-	716.73	8
First Floor	725.30	-	725.30	
Head Room	-	75.68	75.68	-
Sub Total	**1442.03**	**75.68**	**1517.71**	
Block – 10				

Ground Floor	728.15	-	728.15	10
First Floor	678.34	-	678.34	
Head Room	-	94.60	94.60	-
Sub Total	**1406.49**	**94.60**	**1501.09**	
Block – 11				
Ground Floor	72.00	-	72.00	1
First Floor	75.55	-	75.55	
Head Room	-	9.46	9.46	-
Sub Total	**147.55**	**9.46**	**157.01**	
Block – 12				
Ground Floor	639.49	-	639.49	7
First Floor	661.20	-	661.20	
Second Floor	316.83	-	316.83	
Head Room	-	66.15	66.15	-
Sub Total	**1617.52**	**66.15**	**1683.67**	
Grand Total	**14900.80**	**874.31**	**15775.11**	92

Total FSI area = 14,900.80 sq.m

F.S.I = 0.648.

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.94/2025.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **26.08.2025** to **25.08.2033** 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) The OSR 1 earmarked as (A1 to A7) 1686.00 sqm and OSR 2 earmarked as (A8 to A13) 508.50 sqm, Total OSR area 2194.50 sq.m shown in the site plan has been handed over to local body through gift deed No:603/2025, Dated:21.08.2025.
2) East to west 7.55 m wide road and North to South 7.20 m wide road total area 1283.00 sq.m earmarked as B1-B14 shown in the site plan has been handed over to local body through gift deed No:602/2025, Dated:21.08.2025.
3) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR,2019.
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 Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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 Tamil Nadu Government in G:O.Ms No. 112, Housing and Urban Development Department dated: 22 06.2017 have approved 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 of part of it only after registering the Real Estate project with the Real Estate Regulatory Authority"

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.

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

GENERAL CONDITIONS:

1. As per TNCD & BR, 2019 Rule 44(2) 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.68,026/-** Payment Receipt 20240517227111, Transaction ID 1903259976133, Date.17.05.2025.
2. Centage Charge for Land: **Rs.300**/- E-Challan No: 20250808020675, Account Code: 021703800AA22709, Dated:08.08.2025.
3. Centage Charge for Building: **Rs.10,000**/- E-Challan No: 20250808020675, Account Code: 021703800AA22709, Dated:08.08.2025.
4. Infrastructure and Amenities Charges: **Rs.56,06,250**/- E-Challan No: 20250808020675, Account Code: 021760800AH243 99, Dated:08.08.2025.
5. Shelter Charges: **Rs.7,14,694/-** E-Challan No: 20250806014433, Account Code: 021602800AB24303, Dated:08.08.2025.
6. Security Deposit: **Rs. 28,03,125**/- Payment Receipt 20250806227111, Transaction ID 1213005992323, Date.06.08.2025.
7. Completion Certificate: **Rs. 1,72,230**/- Payment Receipt 20250806227111, Transaction ID 1213005992323, Date.06.08.2025.
8. Display Board Charges: **Rs.1,500/-** Payment Receipt 20250806227111, Transaction ID 1213005992323, Date.06.08.2025.
9. Development Charges for land: **Rs.91,920/-** Payment Receipt 20250806227111, Transaction ID 1213005992323, Date.06.08.2025.
10. Development Charges for Building: **Rs.1,92,024/-** Payment Receipt 20250806227111, Transaction ID 1213005992323, Date.06.08.2025.

11. Satellite Town Charges: **Rs. 5,74,500/-** Payment Receipt 20250806227111, Transaction ID 1213005992323, Date.06.08.2025.
12. Flag Day Fund **Rs.5,000/-** Receipt No: FD/FUND/1512478, Acknowledgment Ref.No: FL19980623618, Dated:25.08.2025.

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

Encl:
Drawing no of sheets.1 to 13.

Copy: -

1. **M/s.SYLVANUS BUILDERS AND DEVELOPERS LTD**,
Pacifica Aurum, Veeranam Road OMR,
Padur, Chennai-603103.
Ph.No: 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

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Services we run for you
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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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