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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/ 786243/2026

From:
Thiru.G.Krishna Kumar, B.E., M.Plan
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,
Siruseri 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, Siruseri Panchayat and Village - S.F.Nos.220/2A with a total Site area of 20250.00 Sq.m. – FSI area of 18792.68 sq.m with 83 Dwelling units - Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant **M/s. Radiance Realty Developers India Limited,** Online Application Reference No. SWP/BPA/786243/2026, Dated: 21.02.2026 & 29.04.2026.
2. The Assistant Director, Chengalpattu, Inspection Report Dated: 23.02.2026.
3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0786243/2026/TCP- 5, dated: 29.04.2026. **(B.P/DTCP No:346/2026)**
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.07, of 197 Mamallapuram Local Planning Authority Meeting, Dated: 18.06.2026.

20. Demand raised for payment of Centage charges, I&A Charges, Security deposit, CC Charges, Development Charges, Display board, Shelter Fund and Flag Day Fund dated on 04.05.2026

21. Payment of Scrutiny Fees, Centage charges, I&A Charges, CC Charges, Development Charges, Display board, Shelter Fund, Security deposit and Flag Day Fund received from the applicant respectively dated on 21.02.2026, 20.06.2026 & 12.05.2026.
22. District Officer Fire & Rescue Services Department, Chengalpattu District PP NOC No.9015/NOC/NMSB/2026, dated: 09.04.2026.
23. District Forest Officer, Chengalpattu Division, Chengalpattu, NOC, Letter, C.No.D/803/2026, Dated: 13.04.2026.
24. G.O.(Ms)No.166, Housing and Urban Development Department, dated: 29.11.2018(Insisting TNRERA Registration).

*****

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, Vandalur Taluk, Thiruporur Panchayat Union, Siruseri Panchayat and Village - S.F.Nos.220/2A with a total Site area of 20250.00 Sq.m. – FSI area of 18792.68 sq.m with 83 Dwelling units – Technical Clearance number is assigned as **B.P/DTCP No.346/2026.**

As per 197th of Mamallapuram Local Planning Authority Meeting Resolution No.07, vide 19 cited above, planning permission is granted for this proposal.

2. **The area statement for Proposed Group Development Residential building is as below.**

Area of Site - 20250.00 Sq.m.

Proposed Group Development Residential Building details.

Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Builtup Area (Sqm)	No of Dwelling Units
Block – 1				
Ground Floor	744.09	-	744.09	7
First Floor	656.81	-	656.81	
Second Floor	574.77	-	574.77	
Head Room	-	108.36	108.36	
Sub Total	**1975.67**	**108.36**	**2084.03**	
Block – 2				
Ground Floor	952.68	-	952.68	9
First Floor	840.22	-	840.22	
Second Floor	491.99	-	491.99	
Sub Total	**2284.89**	-	**2284.89**	
Block – 3				
Ground Floor	944.19	-	944.19	9
First Floor	848.88	-	848.88	
Second Floor	536.22	-	536.22	
Sub Total	**2329.29**	-	**2329.29**	
Block – 4				
Ground Floor	934.36	-	934.36	9
First Floor	840.62	-	840.62	
Second Floor	488.94	-	488.94	
Sub Total	**2263.92**	-	**2263.92**	
Block – 5				
Ground Floor	811.17	-	811.17	9
First Floor	742.41	-	742.41	
Head Room	-	132.66	132.66	
Sub Total	**1553.58**	**132.66**	**1686.24**	
Block – 6				
Ground Floor	719.84	-	719.84	8
First Floor	657.76	-	657.76	
Head Room	-	117.12	117.12	
Sub Total	**1377.60**	**117.12**	**1494.72**	

Block – 7				
Ground Floor	630.91	-	630.91	7
First Floor	577.43	-	577.43	
Head Room	-	103.18	103.18	
Sub Total	**1208.34**	**103.18**	**1311.52**	
Block – 9				
Ground Floor	631.70	-	631.70	7
First Floor	577.47	-	577.47	
Head Room	-	102.48	102.48	
Sub Total	**1209.17**	**102.48**	**1311.65**	
Block – 10				
Ground Floor	540.36	-	540.36	6
First Floor	494.94	-	494.94	
Head Room	-	88.44	88.44	
Sub Total	**1035.30**	**88.44**	**1123.74**	
Block – 11				
Ground Floor	449.90	-	449.90	5
First Floor	411.10	-	411.10	
Head Room	-	73.25	73.25	
Sub Total	**861.00**	**73.25**	**934.25**	
Block – 12				
Ground Floor	419.64	-	419.64	4
First Floor	377.24	-	377.24	
Second Floor	238.32	-	238.32	
Sub Total	**1035.20**	-	**1035.20**	
Block – 14				
Ground Floor	270.39	-	270.39	3
First Floor	247.56	-	247.56	
Second Floor	143.67	-	143.67	
Sub Total	**661.62**	-	**661.62**	
Block – 15 (Club House / Assembly)				
Ground Floor	298.96	-	298.96	
First Floor	340.24	-	340.24	
Second Floor	303.90	-	303.90	

Head Room	-	42.12	42.12	
Sub Total	**943.10**	**42.12**	**985.22**	
Block – 16				
Drivers Toilet	18.00	-	18.00	
STP Pump Room	36.00	-	36.00	
Security Booth	-	6.25	6.25	
Pump Room (Swimming Pool)	-	15.00	15.00	
Grand Total	**18792.68**	**788.86**	**19581.54**	**83**

Total FSI Area – 18,792.68 sq.m

FSI Achieved – 0.93

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. 57/2026.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **22.06.2026** to **21.06.2034** vide reference Government order 18th cited above.

3. The Proposed Residential Building placed in 197th MLPA Meeting and got Resolution for Planning Permission vide reference letter 19th 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) As per the site plan OSR area (Earmarked as 1 to 7) 2026.65 sq.m (10%) shown in the site plan has been handed over to local body gift deed Document No.4616/2026, Dated:29.05.2026.

2) Conditions stipulated in the NOC cited in the reference 22 th issued by District Fire Officer, Chengalpattu District Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

3) Conditions stipulated in the NOC cited in the reference23 th issued by District Forest Officer, Chengalpattu Division, Chengalpattu is to 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 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.

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.

9) 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.

10) 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.

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

12) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the Proposed High Rise 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 Water Supply, Dated:04.02.201 9& 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. 69,387/-** Payment Receipt 20260221786243, Transaction ID 4474647179648, Date.21.02.2026.
2. Shelter Charges: **Rs. 14,22,696/-** E-Challan No: 20260512031624, Account Code: 021602800AB24303, Dated:12.05.2026.
3. Centage Charge for Land: **Rs.300/**- E-Challan No: 20260512031576, Account Code: 021703800AA22709, Dated:12.05.2026.
4. Centage Charge for Building: **Rs.9,000**/- E-Challan No: 20260512031576, Account Code: 021703800AA22709, Dated: 12.05.2026.
5. Infrastructure and Amenities Charges: **Rs.70,68,750**/- E-Challan No: 20260512031576, Account Code: 021760800AH24399, Dated: 12.05.2025.
6. Security Deposit: **Rs.35,34,375**/- Payment Receipt 20260512786243, Transaction ID 6643539457513, Date.12.05.2026.
7. Completion Certificate: **Rs.2,11,493**/- Payment Receipt 20260512786243, Transaction ID 6643539457513, Date.12.05.2026.
8. Display Board Charges: **Rs.1,500/-** Payment Receipt 20260512786243, Transaction ID 6643539457513, Date.12.05.2026.
9. Development Charges for Land: **Rs.81,000/-** Payment Receipt 20260512786243, Transaction ID 6643539457513, Date.12.05.2026.
10. Development Charges for Building: **Rs.2,35,800/-** Payment Receipt 20260512786243, Transaction ID 6643539457513, Date.12.05.2026.

11. Flag Day Fund **Rs.10,000/-** Receipt no: FD/FUND/2249900, Acknowledgment Ref.No: FL30130137604, Dated:20.06.2026.

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

Encl:
Drawing no of sheets.1 to 18.

Copy To: -

1.M/s. RADIANCE REALTY DEVELOPERS INDIA LIMITED,
OLD NO. 110 NEW NO. 111 1st FLOOR,
33FEET ROAD ANNASALAI, GUINDY
CHENNAI – 600032.
Ph.no: 7845918460
Email: mathanraj@radiancerealty.in

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building, No:133, G-Block,
First Avenue, Anna Nagar (east)
Chennai - 600 102

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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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.