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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Application No: SWP/BPA/0053043/2023

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
Padur panchayat & Village,
Thiruporur Taluk &Panchayat Union
Chengalpattu District.

Sir/Madam,

Subject: **Revised Residential Building** - District Town and Country Planning- Mamallapuram Local Planning Authority - Chengalpattu District - Thiruporur Taluk and Panchayat Union – Padur panchayat and village, Already approved site and building Planning permission no.09/2019 in New S.F.No.365/100 (old S.F.No:365/4A2A1A1) - Site area of - 890.33 sq.m, Stilt Floor + 5 Floors of Total FSI Area – 2845.81 Sq.m – 29 Dwelling Unit for Revised Residential Building - Planning Permission Issued - Forwarded for further action - Reg.

Reference:
1. Application Reference No. **SWP/BPA/0053043/2023** Scrutiny Reference XNMJ95UL**,** Received from **Mr.S.Gunaseelan,** Dated on:07.11.2023.
2. 181thMamallapuram Local Planning Authority of resolution No:2, Dated:18.07.2023.
3. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O.No.166, Housing and Urban Development Department, Dated: 29.11.2008.
7. G.O. No.16, Housing and Urban Development Department, Dated: 29.11.2008.
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.168, Housing and Urban Development Department, Dated: 29.11.2008. (Insisting TNRERA Registration)
11. G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
12. 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).
13. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)

14 Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)

15 Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)

16 Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai (Circular)

17 Demand raised for payment of OSR charges, Centage charges, Display board charges, Development Charges, I& A Charges, Completion Certificate Charges and Security Deposit respectively dated. 19.12.2023 and 24.01.2024

18 Payment of Scrutiny Fees, OSR Charges, Centage charges, Display board charges, Development Charges, I& A Charges, Completion Certificate Charges received from the applicant respectively on 07.11.2023, 19.12.2023 and 24.01.2024.

20 Assistant Director / Member Secretary, Mamallapuram Local Planning Authority, proceeding letter ROC no.5090/2018/MLPA, Dated:11.02.2019. (Planning permission no.09/2019)

21 Special Officer/ Block Development Officer, Thiruporur Panchayat union letter ROC no.1119/2019/B1, Dated:08.03.2019.

Order:

The application seeking Planning Permission for Revised construction of Residential Building at Chengalpattu District - Thiruporur Taluk and Panchayat Union – Padur panchayat and village, Already approved site and building Planning permission no.09/2019 in New S.F.No.365/100 (old S.F.No:365/4A2A1A1) - Site area of - 890.33 sq.m, Stilt Floor + 5 Floors of Total FSI Area – 2845.81 Sq.m – 29 Dwelling Unit for Proposed Construction of Revised Residential Building was processed as per the prevailing rules and after perusing the records and conducting site inspection.

The Proposed of Revised 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 2nd cited above.

The area Statement of Revised Residential building is as below:

Site Extent :890.33 sq.m

Floor	FSI area in sq.m	Non- FSI area in sq.m	Total Build –up area in sq.m	Dwelling units
Stilt Floor	10.91	487.27	498.18	-
First Floor	473.30	-	473.30	6
Second Floor	473.30	-	473.30	6
Third Floor	473.30	-	473.30	6
Fourth Floor	473.30	-	473.30	6
Fifth Floor	408.71	-	408.71	5
Head room	-	45.72	45.72	-
Total	**2312.82**	**532.99**	**2845.81**	**29**

FSI Achieved – 2.598 (All Dwelling Units are less than 90 Sq.m (Affordable Housing)

1) With the above area, the proposed Revised Residential Building proposal is given Planning Permission As per as Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Revised Residential Building plan Numbered as **SWP/B.P/M.L.P.A (CD-5) No.11/2024.**

2) As per Town and Country Planning Act 1971 section 50, duration of Planning Permission is valid from **29.01.2024** to **28.01.2032** vide reference Government order 12th 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) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.

3) If any NOC obtained from State and Central Government Departments which conditions mentioned in NOC should be addressed.

4) 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.

4) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

5) As per Commissioner of Town and country Planning circular no: 05013/2015 MP, Dated:19.03.2015, Floor space index (FSI), Setbacks as per Development Control Rules shall be displayed on board at the place where constructions are taking place, visible to all public. Parking details should be established.

6) The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

7) 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.

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 of sale, or invite person 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 Regulatory Authority".

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

10) Planning permission is granted for the said Revised Residential use building as per resolution received in 181th Mamallapuram Local Planning Authority Meeting Resolution No.2, dated 18.07.2023 vide reference 2ndcited above.

Conditions:

a. Solar Water Heating System should be installed for the proposed Revised Residential Building use construction.

b. The parking slot shall be used for that purpose as intended in the map.

c. The openings shown on the plot should be fixed accordingly.

d. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.

e. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.

f. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.

g. Fire prevention and firefighting devices shall be provided as per rules in the proposed construction.

h. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 “U” Trap should be installed in septic tank.

i. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.

j. 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.

k. Wiring should be done by a government approved electrical contractor when the building is constructed.

The fee collected from the applicant are as follows.

1. Scrutiny Fee Charge: **Rs.7,027/-** Payment Receipt 2023110753043, Transaction ID : 1540641104812, Date.07.11.2023.
2. Centage Charge for Land: **Rs.300/-** Payment Receipt 2024012453043, Transaction ID 3684345092340, Date.24.01.2024.
3. Centage Charge for Building: **Rs.3,000/-** Payment Receipt 2024012453043, Transaction ID 3684345092340, Date.24.01.2024.
4. Infrastructure and Amenities Charges: **Rs.2,83,912/-** Payment Receipt 2024012453043, Transaction ID 3684345092340, Date.24.01.2024.
5. Completion Certificate: **Rs.32,289/-** Payment Receipt 2024012453043, Transaction ID 3684345092340, Date.24.01.2024.

6. Security Deposit: **Rs.4,40,625**/- **Bank Guarantee –** Rs.100/- Stamp paper - Guarantee No: 0505624BG0000061 dated 12.01.2024.
7. Display Board Charges: **Rs.1,500/-** Payment Receipt 2024012453043, Transaction ID 3684345092340, Date.24.01.2024.
8. Development Charges for Land: **Rs.3,600/-** Payment Receipt 2024012453043, Transaction ID 3684345092340, Date.24.01.2024
9. Development Charges for Building: **Rs.36,000/-** Payment Receipt 2024012453043, Transaction ID 3684345092340, Date.24.01.2024 and interest **Rs.450/-** SBI Collect Reference Number:DUM1621283, Dated.24.01.2024.
10. OSR charges: **Rs.14,55,640/-** Payment Receipt 2023121953043, Transaction ID 1523662463017, Date.19.12.2023.

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

Enclosure:
Drawing Sheets : 1 to 4

Copy to :-

1. Mr.S.Gunaseelan,
No.3-C, VOC Nagar, 6th Street,
Kovilpatti, Thoothukkudi - 628502
Mobile : 9841681477
Email. spykahomes@gmail.com

2. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
No.1A, CMDA Tower II, 1st Floor,
Gandhi Irwin Bridge Road, Egmore, bureau,
Chennai - 600 008.



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Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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