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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/582354/2025

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
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **REVISION AND PROPOSED ADDITIONAL HIGH RISE RESIDENTIAL** - District Town and Country Planning, Chengalpattu District - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk and Panchayat union, Padur panchayat and village, S.F.Nos.585/1A2A1, 586/1A, 2A, 2B, 2C, 587, 595/1B1A, 596/1A and 598/1 with a total site extent of 30069.00 Sq.m (As Per Patta), with a FSI area of 38466.09 Sq.m (Tower-A) has been already approved – Now Tower B proposed - additional FSI Area is 35214.37 Sq.m – Already approved, Revision to already approved and proposed additional FSI Area put together is 73680.46 Sq.m - Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant. **M/s. Madras Needles Limited & M/s.Altek Beissel Needles Limited, Rep By its POA Mr.B.Vikram Kumar Bagmar,** Online Application No. SWP/ BPA /582354 / 2025, Dated: 05.07.2025.
2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office, Inspection Report of Online Application No. SWP/ BPA / 582354 / 2025, Dated: 08.07.2025.
3. Technical concurrence issued by Director of Town and country Planning Proceedings online No. SWP/BPA /262473/2024, Dated:19.10.2024. (Technical concurrence No:490/2024).

4. ssistant Director / Member Secretary, Mamallapuram Local Planning Authority, online No.0262473 / 2024, Dated: 23.11.2024, SWP/ B.P/ M.L.P.A (CD-5) No.92/2024.
5. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0483172/2025, dated:15.09.2025.
6. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
7. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
8. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
9. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019.
10. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020.
12. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
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. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
17. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020

18. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
19. 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).
20. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
21. Resolution No.04, of 193 Mamallapuram Local Planning Authority, Dated : 03.10.2025.
22. HRB Meeting held on 11.08.2025, Table Agenda.
23. DGP/Director, Tamil Nadu Fire & Rescue Services Department, Fire NOC R.Dis.No.10189/C1/2025, Dated: 08.08.2025. PP NOC No.157/2025.
24. Airport Authority of India NOC CHEN / SOUTH / B / 041024/ 978290, Dated 06.05.2024 valid up to 04.05.2032.
25. EIA Clearance EC Identification No.EC24C3801TN5894679N, File No.10929, Category: B2, dated 14.08.2024.
26. Structural Design and drawings vetted by Project coordinator & Professor, Division of Structural Engineering, Department of civil Engineering, Anna University, Chennai, Dated: 25.07.2025.
27. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Security Deposit, and Flag Day Fund dated. 05.07.2025 and 06.11.2025.
28. Payment of Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Security Deposit, and Flag Day Fund received from the applicant respectively on 08.11.2025, 10.11.2025 and 11.11.2025.

*****

Order:

With reference to the 1st Cited letter, the applicant M/s.Madras Needles Limited & M/s. Altek Beissel Needles Limited, Rep By its POA Mr. B.Vikram Kumar Bagmar, has requested for the approval for revision and additional construction of Residential building in addition to the Planning permission has already been issued in the reference 4th cited for an Basement 1 & 2 + Stilt + 35 Floors consist of 315 dwelling units with a FSI area of 38466.09Sqm (Tower-A) in a site area of 30069.00Sqm (As per Patta) at Chengalpattu District, Tiruporur Taluk, Mamallapuam Local Planning Authority, Padur Village in S.F.Nos.585/1A2A1, 586/1A, 2A, 2B, 2C, 587, 595/1B1A, 596/1A, 598/1.

In the already approved site Block 1 - Tower- B consist of combined Basement, Ground + 35 Floors – 315 dwelling units newly Proposed and Block 1 - Tower- A Revision to already approved. Proposed additional FSI Area is 35214.37Sqm. Tower A revision to already approved FSI area is 35703.15Sqm, Tower- B proposed FSI Area is 35510.34Sqm and club house and security 1 & 2 FSI area is 2028.86Sqm. Already approved revision to already approved and proposed building FSI area put together is 73680.46 Sqm

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 – Technical Clearance number is assigned as **B.P/DTCP No.468/2025.**

As per 193th of Mamallapuram Local Planning Authority Meeting Resolution No.04, vide 21 cited above, planning permission is granted for this proposal.

2. The area statement for the Proposed Additional High Rise Residential building is as below.

Area of the Site - 30069.00Sqm (As per Patta)

Area of the Site – 29887.30 Sqm (As Per Super imposed)

Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Deduction	Total Buildup area in Sqm	Number of Dwelling Units
Combined Basement -1	27.55	12584.98	-	12612.53	Parking & Filtaration Room
Combined Basement -2	410.56	12201.97	-	12612.53	Parking & STP Pump Room
Sub Total	438.11	24786.95	-	25225.06	-
Block-1 Tower A (Residential) – Revision to already approved					
Ground Floor	1078.06	55.9	27.67	1133.96	-
1st Floor	972.05	-	77.15	972.05	9
2nd Floor	985.92	-	63.54	985.92	9
3rd Floor	985.92	-	63.54	985.92	9
4th Floor	985.92	-	63.54	985.92	9
5th Floor	985.92	-	63.54	985.92	9
6th Floor	985.92	-	63.54	985.92	9
7th Floor	985.92	-	63.54	985.92	9
8th Floor	985.92	-	63.54	985.92	9
9th Floor	985.92	-	63.54	985.92	9
10th Floor	985.92	-	63.54	985.92	9
11th Floor	985.92	-	63.54	985.92	9
12th Floor	985.92	-	63.54	985.92	9
13th Floor	985.92	-	63.54	985.92	9
14th Floor	985.92	-	63.54	985.92	9
15th Floor	985.92	-	63.54	985.92	9
16th Floor	985.92	-	63.54	985.92	9
17th Floor	985.92	-	63.54	985.92	9
18th Floor	1051.80	-	64.08	1051.80	9
19th Floor	985.92	-	63.54	985.92	9
20th Floor	985.92	-	63.54	985.92	9
21st Floor	985.92	-	63.54	985.92	9
22nd Floor	985.92	-	63.54	985.92	9

23rd Floor	985.92	-	63.54	985.92	9
24th Floor	985.92	-	63.54	985.92	9
25th Floor	985.92	-	63.54	985.92	9
26th Floor	985.92	-	63.54	985.92	9
27th Floor	1051.80	-	64.08	1051.80	9
28th Floor	985.92	-	63.54	985.92	9
29th Floor	985.92	-	63.54	985.92	9
30th Floor	985.92	-	63.54	985.92	9
31st Floor	985.92	-	63.54	985.92	9
32nd Floor	985.92	-	63.54	985.92	9
33rd Floor	985.92	-	63.54	985.92	9
34th Floor	985.92	-	63.54	985.92	9
35th Floor	985.92	-	63.54	985.92	9
Terrace Floor	-	96.93		96.93	-
Block 1 Tower A Total	35703.15	152.83	2266.26	35855.98	315
Block-1 Tower B (Residential) - Proposed					
Ground Floor	888.85	251.14	27.82	1139.99	-
1st Floor	972.05	-	77.15	972.05	9
2nd Floor	985.92	-	63.52	985.92	9
3rd Floor	985.92	-	63.52	985.92	9
4th Floor	985.92	-	63.52	985.92	9
5th Floor	985.92	-	63.52	985.92	9
6th Floor	985.92	-	63.52	985.92	9
7th Floor	985.92	-	63.52	985.92	9
8th Floor	985.92	-	63.52	985.92	9
9th Floor	985.92	-	63.52	985.92	9
10th Floor	985.92	-	63.52	985.92	9
11th Floor	985.92	-	63.52	985.92	9
12th Floor	985.92	-	63.52	985.92	9
13th Floor	985.92	-	63.52	985.92	9
14th Floor	985.92	-	63.52	985.92	9
15th Floor	985.92	-	63.52	985.92	9

16th Floor	985.92	-	63.52	985.92	9
17th Floor	985.92	-	63.52	985.92	9
18th Floor	1050.00	-	65.86	1050.00	9
19th Floor	985.92	-	63.52	985.92	9
20th Floor	985.92	-	63.52	985.92	9
21st Floor	985.92	-	63.52	985.92	9
22nd Floor	985.92	-	63.52	985.92	9
23rd Floor	985.92	-	63.52	985.92	9
24th Floor	985.92	-	63.52	985.92	9
25th Floor	985.92	-	63.52	985.92	9
26th Floor	985.92	-	63.52	985.92	9
27th Floor	1050.00	-	65.86	1050.00	9
28th Floor	985.92	-	63.52	985.92	9
29th Floor	985.92	-	63.52	985.92	9
30th Floor	985.92	-	63.52	985.92	9
31st Floor	985.92	-	63.52	985.92	9
32nd Floor	985.92	-	63.52	985.92	9
33rd Floor	985.92	-	63.52	985.92	9
34th Floor	985.92	-	63.52	985.92	9
35th Floor	985.92	-	63.52	985.92	9
Terrace Floor	0	96.93		96.93	-
Block 1 Tower B Total	35510.34	348.07	2269.33	35858.41	315
Block-2 Club House					
Ground Floor	957.67	-	4.97	957.67	-
1st Floor	957.67	-	4.97	957.67	-
Terrace Floor	-	66.90	-	66.90	-
Club Area Total-II	1915.34	66.90	9.94	1982.24	-
Block-3 (Security-1)					
Ground Floor	44.0	-		-	-
Block-4(Security-2)					
Ground Floor	69.52	-		-	-
Total	**73680.46**	**25354.75**	**4545.53**	**99035.21**	**-**

Total FSI Area: 73680.46 sq.m

OSR area 3010.96sqm and approach road for OSR 233.77Sqm already handed over to local body vide gift deed document No.24459/2024, Dated: 05.11.2024.

1. With the above area, the Planning Permission is given to the proposed Revision and Proposed additional High Rise Residential Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Revision and Proposed additional High Rise Residential Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.116/2025.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **11.11.2025** to **10.11.2033** vide reference Government order 19th cited above.

3. The Proposed Residential Building placed in 193th 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) Structural Design and drawings vetted by Professor, Division of Structural Engineering, Department of civil Engineering, Anna University, is to be followed scrupulously. Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.

2) Conditions stipulated in the Noc cited in the reference 23 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
3) Conditions stipulated in the Airport Authority NOC for height clearance cited in the reference 24 issued by Airport Authority of India is to be followed scrupulously.
4) Conditions stipulated in the Environmental Clearance cited in the reference 25 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
5) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
6) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
7) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
8) 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.
9) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
10) 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.

11) 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.

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

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed additional 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.2,42,909/-** Payment Receipt 20250705582354, Transaction ID 4197418856319, Date.05.07.2025.
2. Centage Charge for Building: **Rs. 32,000**/- E-Challan No: 20251107072879, Account Code: 021703800AA22709, Dated:10.11.2025.
3. Infrastructure and Amenities Charges: **Rs.1,31,52,000**/- E-Challan No: 20251107072879, Account Code: 021760800AH24399, Dated:10.11.2025.
4. Security Deposit: **Rs.65,76,00**/- Bank Guarantee no: 33310100000007, Dated:01.11.2025, Expiry Date:30.10.2034.
5. Completion Certificate: **Rs. 4,55,211** /- Payment Receipt 20251108582354, Transaction ID 7341021868755, Date.08.11.2025.
6. Display Board Charges: **Rs.10,000/-** Payment Receipt 20251108582354, Transaction ID 7341021868755, Date.08.11.2025.
7. Development Charges for Building: **Rs.5,07,528/-** Payment Receipt 20251108582354, Transaction ID 7341021868755, Date.08.11.2025. and interest 6% of Development charges **Rs.5200/-** SBCollect Reference Number. DUO8386442, Dated:11.11.2025.
8. Shelter Fund **Rs.73,08,829/-** E-Challan No: 20251107072939, Account Code: 021602800AB24303, Dated:10.11.2025.
9. Flad Fay Fund **Rs.15000/-,** Receipt No. FD/FUND/1711700, Bank Ref.No: IP253126192027, Dated:08.11.2025.

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

Encl:
Drawing no of sheets.1 to 12.

Copy: -

1. M/s. Madras Needles Limited &
M/s.Altek Beissel Needles Limited,
Rep By its POA Mr.B.Vikram Kumar Bagmar,
AKSHAYA 36 CARAT, 136/950, 9th Floor,
Flat A92, EVR PERIYAR SALAI,
PURSUWALKAM CHENNAI - 600 084.
Ph: 9962110860,
Email : gauravbagmar25@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
TRUTH ALONE TRIUMPHS

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2025.11.11 16:52:01

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

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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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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.