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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/483172/2025

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,
Vadanemmeli Panchayat
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject:

PROPOSED ADDITIONAL RESIDENTIAL BUILDING- District Town and Country Planning, Chengalpattu District - Mamallapuram Local Planning Authority - Chengalpattu District – Vadanemmeli Village (Hamlet of Thiruvidanthai) in S.F.No.285/19Apt, 19Bpt, 19Cpt, 20Apt, 20Bpt, 20Cpt, 286/11Cpt, 287/3pt, 4, 5Apt, 5B, 5C, 5D, 6A, 6B, 7Ept, 7Fpt, 7Gpt, 7Hpt, 7Ipt, 7J, 7K, 8, 9Apt, 9Bpt, 9Cpt, 11pt, 12, 13A, 13B, 14, 15, 16, 288/1pt, 3pt, 4pt, 5pt, 6pt, 7pt, 8pt, 9A, 9B, 9C, 9D, 9E, 10, 11A, 11B, 12A, 12B, 289/2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 3D, 4, 290/15Cpt, 15Dpt, 15Ept, 15F, 15G, 15H, 15I with a Site Area of 30921.93sq.m – 5 blocks with - FSI Area of 11189.26sq.m - has been already approved - Now Survey Numbers sub divided and revised as S.F.Nos:287/3C, 287/4A, 287/5A1, 287/5B, 287/5C, 287/5D1, 287/6A, 287/6B1, 287/7E3, 287/7F3, 287/7G3, 287/7H3, 287/7I3, 287/7J, 287/7K, 287/8,287/9A3, 287/9B3, 287/9C1, 287/11C, 287/12A, 287/13A, 287/13B, 287/14, 287/15, 287/16A, 288/7A, 288/8C, 288/9A, 288/9B, 288/9C, 288/9E1, 288/10, 288/11A, 288/11B, 288/12A1, 288/12B1, 289/2A, 289/2B, 289/2C, 289/2D, 289/2E, 289/2F, 289/2G, 289/2H, 289/3A, 289/3B, 289/3C, 289/3D, 289/4, 290/15D3, 290/15F1, 290/15G1, 290/15H1, 290/15I1- (OSR land - 3092.78sqm (As per gift deed document) 3123.00sqm (As per Sub division patta)S.Nos.287/6B2, 5D2,16B; 288 /9D, 9E2, 12A2, 12B2; 290/15H2, 15I2 and approach road for OSR land 2981.63Sqm (As per gift deed document) 2958.00Sqm (As per Sub division patta) S.F.Nos.285/19A2, 19B2, 19C2,

20A2, 20B2, 20C2, 286/11C2, 287/3B, 4B, 5A2, 7E2, 7F2, 7G2, 7H2, 7I2, 9A2, 9B2, 9C2, 11B, 12B; 288/1B, 3B, 4B, 5B, 6B,7B, 8B; 290/15C2, 15D2, 15E2, 15F2, 15G2 already handed over to local body - Site area: 30921.93Sqm (Considered for FSI Calculation) and proposed additional Residential building FSI area of 24473.47sqm - Total already approved and proposed FSI area put together is 35662.73sqm Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant. **M/s. GT Bharathi Urban Developers Pvt Ltd, Represented by its Authorised Signatory Mr.Gopinath.R,** Online Application Reference No.SWP/BPA/0483172/2025, Dated:26.03.2025.
2. Assistant Director / Member Secretary, Chengalpattu District Town and Country Planning Office / Mamallapuram Local Planning Authority Inspection Report of Online Application No.SWP/BPA/0483172/2025, Dated:02.04.2025.
3. Director of Town and Country Planning, Technical Concurrence vide Roc No. SWP/BPA/012690/2023, Dated:14.05.2024. (Technical Concurrence No. B.P / DTCP No.210/2024)
4. Assistant Director / Member Secretary, Chengalpattu District Town and Country Planning Office / Mamallapuram Local Planning Authority Planning Permission in vide Roc No. SWP/BPA/012690/23, Dated:27.06.2024 (SWP /B.P/ M.L.P.A.(CD-5) No. 62 /2024)
5. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0483172/2025, dated:04.08.2025.
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.03, of 193 Mamallapuram Local Planning Authority, Dated : 03.10.2025.
22. Member Secretary, SEIAA Ministry of Environment and Climate Change Department, Tamil Nadu Environmental Clearance (EC), Identification No.EC25C3801TN5680457N, File No.11864, Category: B2, Dated:06.05.2025.

23. Block Development officer, Thiruporur Panchayat Union, letter Roc No.009/2022/A1, Dated: 16.05.2024.(Culvert Noc)
24. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Security Deposit, Shelter Charges, Premium FSI Charge and Flag Day Fund dated. 05.08.2025.
25. Payment of Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Shelter Charges, Security Deposit, Premium FSI Charges and Flag Day Fund received from the applicant respectively on 26.03.2025, 24.09.2025 and 13.10.2025.

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Order:

With reference to the 1st Cited letter, the applicant M/s. GT Bharathi Urban Developers Pvt Ltd, Represented by its Authorised Signatory Mr.Gopinath.R, has requested for the approval of proposed additional construction of Residential Building to the Planning Permission has already been issued for residential building in the reference 4th cited for an FSI area of 11189.26sqm in a site area of 30921.93sqm, 5 blocks consists of 85 dwelling units in S.F.No.285/19Apt, 19Bpt, 19Cpt, 20Apt, 20Bpt, 20Cpt, 286/11Cpt, 287/3pt, 4, 5Apt, 5B, 5C, 5D, 6A, 6B, 7Ept, 7Fpt, 7Gpt, 7Hpt, 7Ipt, 7J, 7K, 8, 9Apt, 9Bpt, 9Cpt, 11pt, 12, 13A, 13B, 14, 15, 16, 288/1pt, 3pt, 4pt, 5pt, 6pt, 7pt, 8pt, 9A, 9B, 9C, 9D, 9E, 10, 11A, 11B, 12A, 12B, 289/2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 3D, 4, 290/15Cpt, 15Dpt, 15Ept, 15F, 15G, 15H, 15I Vadanemmeli Village (Hamlet of Thiruvidanthai), Mamallapuram Local Planning Authority, Tiruporur Taluk, Chengalpattu District.

Now, in the already approved site Survey Numbers sub divided and revised as S.F.Nos: 287/3C, 287/4A, 287/5A1, 287/5B, 287/5C, 287/5D1, 287/6A, 287/6B1, 287/7E3, 287/7F3, 287/7G3, 287/7H3, 287/7I3, 287/7J, 287/7K, 287/8,287/9A3, 287/9B3, 3 287/9C1, 287/11C, 287/12A, 287/13A, 287/13B, 287/14, 287/15, 287/16A, 288/7A, 288/8C, 288/9A, 288/9B, 288/9C, 288/9E1, 288/10, 288/11A, 288/11B, 288/12A1, 288/12B1, 289/2A, 289/2B, 289/2C, 289/2D, 289/2E, 289/2F, 289/2G, 289/2H, 289/3A, 289/3B, 289/3C, 289/3D, 289/4, 290/15D3, 290/15F1, 290/15G1,

290/15H1, 290/15I1- (OSR land -3092.78sqm (As per gift deed document) 3123.00 sqm (As per Sub division patta), S.Nos.287/6B2, 5D2,16B; 288 /9D, 9E2, 12A2, 12B2; 290/15H2, 15I2 and approach road for OSR land 2981.63Sqm (As per gift deed document) 2958.00Sqm (As per Sub division patta) S.Nos.S.F.Nos.285/19A2, 19B2, 19C2, 20A2, 20B2, 20C2, 286/11C2, 287/3B, 4B, 5A2, 7E2, 7F2, 7G2, 7H2, 7I2, 9A2, 9B2, 9C2, 11B, 12B; 288/1B, 3B, 4B, 5B, 6B,7B, 8B; 290/15C2, 15D2, 15E2, 15F2, 15G2 already handed over to local body) Site area: 30921.93Sqm (Considered for FSI Calculation) proposed additional Residential building FSI area of 24473.47sqm. Total already approved and proposed FSI area put together is 35662.73sqm.

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.395/2025.**

As per 193th of Mamallapuram Local Planning Authority Meeting Resolution No.03, vide 21 cited above, planning permission is granted for this proposal.

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

Area of the Site – 30921.93Sqm (As per already approved)

Proposed Additional Residential Building Area details in Sqm.

Sl.No.	Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Total Build up area in Sq.m	Number of Dwelling Units
1.	**Block- 6 (Residential)**				
	Combined Stilt Floor	-	6232.40	6232.40	Parking
	Block- 6 (A-01)				
	First Floor	1135.53		1135.53	

	Second Floor	1226.77		1226.77	11
	Block- 6 (A-02)				
	First Floor	420.28		420.28	
	Second Floor	415.14		415.14	4
	Block- 6 (A-03)				
	First Floor	626.32		626.32	
	Second Floor	677.21		677.21	6
	Block- 6 (A-04)				
	First Floor	523.40		523.40	
	Second Floor	573.39		573.39	5
	Block- 6 (A-05)				
	First Floor	420.95		420.95	
	Second Floor	464.84		464.84	4
	Sub Total	**6483.83**	**-**	**6483.83**	**30**
2.	**Block-7 (Residential**				
	Ground Floor	2246.06	-	2246.06	15
	Amenities	968.95	-	968.95	-
	First Floor	2718.31	-	2718.31	19
	Amenities	498.13	-	498.13	-
	Second Floor	2718.31	-	2718.31	19
	Amenities	498.13	-	498.13	-
	Third Floor	2718.31	-	2718.31	19
	Amenities	498.13	-	498.13	-
	Fourth Floor	2718.31	-	2718.31	19
	Amenities	498.13	-	498.13	-
	Sub Total	**16080.77**	**51.39**	**16132.16**	**91**
3.	**Block- 8 (Residential)**				
	Ground Floor	160.46	-	160.46	
	First Floor	122.89	-	122.89	1
	Sub Total	**283.35**	**-**	**283.35**	**1**
	Block- 9 (Residential)				
	Ground Floor	160.46	-	160.46	

4.	First Floor	122.89	-	122.89	1
	Sub Total	**283.35**	**-**	**283.35**	**1**
5.	**Block- 10 (Residential)**				
	Ground Floor	160.46	-	160.46	1
	First Floor	122.89	-	122.89	
	Sub Total	**283.35**	**-**	**283.35**	**1**
6.	**Block- 11 (Residential)**				
	Ground Floor	479.62	-	479.62	5
	First Floor	568.68	-	568.68	
	Sub Total	**1048.30**	**-**	**1048.30**	**5**
7.	**Driver Toilet**				
	Ground Floor	5.26	-	5.26	**-**
8.	**Servant Toilet**				
	Ground Floor	5.22	-	5.22	**-**
9.	**Security Room**	-	-	-	**-**
	Ground Floor		5.88	5.88	**-**
	Over all Total	**24473.47**	**6289.67**	**30763.14**	**129**

Already Approved Total FSI Area : 11189.26 sqm

Proposed FSI Area : 24473.47 sqm

Total FSI Area : 35662.73 sqm

OSR land - 3092.78sqm, S.Nos.287/6B2, 5D2,16B; 288 /9D, 9E2, 12A2, 12B2; 290/15H2, 15I2 and approach road for OSR land 2981.63Sqm S.F.Nos.285/19A2, 19B2, 19C2, 20A2, 20B2, 20C2, 286/11C2, 287/3B, 4B, 5A2, 7E2, 7F2, 7G2, 7H2, 7I2, 9A2, 9B2, 9C2, 11B, 12B; 288/1B, 3B, 4B, 5B, 6B,7B, 8B; 290/15C2, 15D2, 15E2, 15F2, 15G2 land already handed over to local body vide gift deed document No.12942/2024, Dated: 19.06.2024.

1. With the above area, the Planning Permission is given to the proposed Additional Residential Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Proposed Additional Residential

Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No. 104/2025.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **13.10.2025** to **12.10.2033** 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) Conditions stipulated in the NOC cited in the reference 22 issued by DGP/ Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2) Conditions stipulated in the Culvert NOC cited in the reference 15th issued by Block Development officer, Thiruporur Panchayat is to be followed scrupulously Structural Design and drawings vetted by Superintending Engineer, Public Works Department, Planning and Designs Circle, Chepauk, 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.
3) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
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.

10) 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.1,06,905/-** Payment Receipt 20250326483172, Transaction ID 4976567250946, Date.26.03.2025.
2. Centage Charge for Building: **Rs. 150000** /- E-Challan No: 20250924010244, Account Code: 021703800AA22709, Dated:24.09.2025
3. Infrastructure and Amenities Charges: **Rs.91,87,500**/- E-Challan No: 20250924010244, Account Code: 021760800AH24399, Dated:24.09.2025
4. Shelter Charges: **Rs. 4,82,224/-** E-Challan No: 20250924011066, Account Code: 021602800AB24303, Dated:24.09.2025.

5. Security Deposit: **Rs.51,11,250**/- Bank Guarantee no: 0009NDDG00057826, Dated:10.09.2025, Expiry Date:31.08.2033.
6. Completion Certificate: **Rs. 3,32,577** /- Payment Receipt 20250924483172, Transaction ID 3242621077235, Date.24.09.2025.
7. Display Board Charges: **Rs.1,500/-** Payment Receipt 20250924483172, Transaction ID 3242621077235, Date.24.09.2025.
8. Development Charges for land: **Rs.1,23,688/-** Payment Receipt 20250924483172, Transaction ID 3242621077235, Date.24.09.2025.
9. Development Charges for Building: **Rs.3,70,800/-** Payment Receipt 20250924483172, Transaction ID 3242621077235, Date.24.09.2025.
10. Development Charges interest **Rs. 6000/-,** SBCollect Reference Number. DUO7409015, Dated:13.10.2025.

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

Encl:
Drawing no of sheets.1 to 15.
Copy: -
1.M S GT BHARATHI URBAN DEVELOPERS (P) LTD
No:83, GT House, Dr.Alagappa road,
Puraivakkam, Chennai – 600084.
Ph : 9840903361
Email. sebastin@gtbharathi.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

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.