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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/450568/2025

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: **HIGH RISE RESIDENTIAL BUILDING -** District Town and Country Planning, Chengalpattu District **-** Mamallapuram Local Planning Authority - Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union, Siruseri Panchayat and Village in S.F.No.66/1A and 66/3A - Total Site area 9792.00 Sq.m - Total FSI Area - 26811.12 sq.m (252 Dwelling Units) - Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant **M/s.KADANVANTHARA BUILDERS PRIVATE LIMITED,** Online Application Reference No. SWP/BPA/0450568/2025, Dated: 16.02.2025.
2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP / BPA/ 0450568 / 2025, Dated: 18.02.2025.
3. HRB Meeting held on 29.09.2025, (Subject No.17)
4. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0450568/2025, dated:06.01.2026. **(B.P/DTCP No:05/2026)**

5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
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.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
12. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
13. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
17. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
18. 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).

19. G.O.(Ms).No.95, Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
20. Resolution No.03, of 195 Mamallapuram Local Planning Authority, Dated: 04.02.2026
21. Demand raised for payment of Centage charges, I&A Charges, Security deposit, CC Charges, Development Charges, Display board, Shelter Fund, Premium FSI and Flag Day Fund dated. 08.01.2026
22. Payment of Scrutiny Fees, Centage charges, I&A Charges, CC Charges, Development Charges, Display board, Shelter Fund, Security deposit, Premium FSI and Flag Day Fund received from the applicant respectively 16.02.2025 , 19.01.2026.
23. DGP/Director, Tamil Nadu Fire and Rescue Services Department, PP NOC No:182/2025, dated:16.09.2025. Online Application Token No:314857.
24. Airport Authority NOC ID No. CHEN/SOUTH/B/090524/1212424 Dated: 10.09.2024.(Block-A)
25. Airport Authority NOC ID No. CHEN/SOUTH/B/090524/1212425 Dated:10.09.2024. (Block-B)
26. Airport Authority NOC ID No. CHEN/SOUTH/B/090524 /1212426, Dated :10.09.2024. (Block-C)
27. Wing Commander, Senior ATC officer, AFS Tambaram NOC AFSTAM/4009/5/ATS(BM-II),Dated 04.10.2024.
28. Assistant Executive Engineer, O&M /Siruseri, CEDC/South-II/ TNPDCL, Chennai letter No.AEE / O&M / Siruseri / CI / F.General / D.No.43/2025 -26,Dated: 28.05.2025.
29. Member Secretary, Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA), Tamil Nadu EC identification No. EC24C3801TN5153971N, File No.11274, Category:B2, Dated:15.11.2024.
30. Government of India, Ministry of Environment, Forest and Climate Change Issued by the State Environment Impact Assessment Authority (SEIAA), Tamil Nadu EC identification No. EC25C3801TN5956637N, File No.12745, Category:B2, Dated:06.02.2026.

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Order:

With reference to the 1st Cited letter, the applicant M/s.Kadanvanthara Builders Private Ltd, has requested for the approval of proposed construction of High Rise Residential Building in Chengalpattu District, Vandalur Taluk, Thiruporur Panchayat Union, Siruseri Panchayat and village, S.F.No.66/1A and 66/3A in a Total Site extent of 9792.00 Sq.m with a FSI Area of 26811.12 sq.m.

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 4th cited above – Technical Clearance number is assigned as **B.P/DTCP No.05/2026.**

The boundary of the site has been marked as "1 to 10"

As per 195th 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 High Rise Residential building is as below.

Total Area of the Site – 9792.00 sq.m

High Rise Residential Building Area details

Blocks	FSI area in Sq.m	Non FSI area in Sq.m	Total Build up area in Sq.m	Number of Dwelling Units
Proposed Block-A				
Stilt Floor	32.82	1013.82	1046.64	Parking
1st Floor	1046.64	-	1046.64	12
2nd Floor	1046.64	-	1046.64	12
3rd Floor	1046.64	-	1046.64	12
4th Floor	1046.64	-	1046.64	12
5th Floor	1046.64	-	1046.64	12
6th Floor	1046.64	-	1046.64	12

7th Floor	1046.64	-	1046.64	12
8th Floor	1046.64	-	1046.64	12
9th Floor	1046.64	-	1046.64	12
Head Room	-	110.02	110.02	-
Total	**9452.58**	**1123.84**	**10576.42**	**108 Units**
Proposed Block-B				
Stilt Floor	32.90	1084.19	1117.09	Parking
1st Floor	1117.09	-	1117.09	10
2nd Floor	1117.09	-	1117.09	10
3rd Floor	1117.09	-	1117.09	10
4th Floor	1117.09	-	1117.09	10
5th Floor	1117.09	-	1117.09	10
6th Floor	1117.09	-	1117.09	10
7th Floor	1117.09	-	1117.09	10
8th Floor	1117.09	-	1117.09	10
9th Floor	1117.09	-	1117.09	10
Head Room	-	97.48	97.48	-
Sub Total	**10086.71**	**1181.67**	**11268.38**	**90 Units**
Proposed Block-C				
Stilt Floor	34.75	769.37	804.12	Parking
1st Floor	804.12	-	804.12	6
2nd Floor	804.12	-	804.12	6
3rd Floor	804.12	-	804.12	6
4th Floor	804.12	-	804.12	6
5th Floor	804.12	-	804.12	6
6th Floor	804.12	-	804.12	6
7th Floor	804.12	-	804.12	6
8th Floor	804.12	-	804.12	6
9th Floor	804.12	-	804.12	6
Head Room	-	96.98	96.98	-
Sub Total	**7271.83**	**866.35**	**8138.18**	**54 Units**
Total	**26811.12**	**3171.86**	**29982.98**	**252 Units**

Total FSI Area= 26811.12 Sq.m
Normally Permissible FSI : 2.00
Achieved FSI : 2.74
Premium FSI : 0.74

1. With the above area, the Planning Permission is given to the proposed High Rise Residential Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The High Rise Residential Building Planning Permission is numbered as **SWP/B.P/M.L.P.A(CD-5)No.33/2026.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **03.03.2026** to **02.03.2034** vide reference Government order 19th cited above.

3. The Proposed Residential Building placed in 195th MLPA Meeting and got Resolution for Planning Permission vide reference letter 20th 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) The Structural Design report and drawings for the entire structure, vetted by the PWD, were received from the Superintending Engineer, PWD, Planning and Designs Circle, Chepauk, Chennai, on 12.02.2026.
2) The OSR area earmarked as (A to I), measuring 981.00 Sq.m, has been transferred to the local body Through Gift Deed Document No. 1680 of 2026, dated 24.02.2026.
3) Necessary Revised Environmental Clearance is to be obtained before issue of building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024.
4) The Shelter Fund Charges and Premium FSI Charges have been collected, as per the details cited in Reference No. 22.

5) Conditions stipulated in the Noc cited in the reference 24th issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
6) Conditions stipulated in the Noc cited in the reference 25th to 27th issued by Airports Authority of India is to be followed scrupulously.
7) Conditions stipulated in the Noc cited in the reference 28th issued by Wing Commander, Senior ATC officer, AFS Tambaram is to be followed scrupulously.
8) Conditions stipulated in the TNPDCL Noc cited in the reference 28th issued by Assistant Executive Engineer, TNPDCL is to be followed scrupulously.
9) Conditions stipulated in the Environmental clearance cited in the reference 29th issued by Member Secretary, Ministry of Environment, Forest and Climate Change (Issued by the State Environment Impact Assessment Authority (SEIAA),Tamil Nadu is to be followed scrupulously.
10). As per the G.O.Ms.No.171, Housing and Urban Development Department (UD4(1)), dated 30.10.2025 a minimum of ten percent (10%) of car or two wheeler parking spaces shall be earmarked for electric vehicles and shall be provided with fast charging points.
11) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
12) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
13) 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.
14) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

15) 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.

16) 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.

17) 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 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. 68,668/-** Payment Receipt 20250216450568, Transaction ID 6286977774137, Date.16.02.2025.
2. Shelter Charges: **Rs. 17,80,090/-** E-Challan No: 20260119012241, Account Code: 021602800AB24303, Dated:19.01.2026.
3. Centage Charge for Land: **Rs.600/**- E-Challan No: 20260119014481, Account Code: 021703800AA22709, Dated:19.01.2026.
4. Centage Charge for Building: **Rs.25,200**/- E-Challan No: 20260119014481, Account Code: 021703800AA22709, Dated: 19.01.2026.
5. Infrastructure and Amenities Charges: **Rs. 1,00,54,500**/- E-Challan No: 20260119014481, Account Code: 021760800AH24399, Dated: 19.01.2026.
6. Premium FSI Charges: **Rs. 2,23,64,604**/- E-Challan No: 20260119014481, Account Code: 021760800AQ24499, Dated: 19.01.2026.
7. Security Deposit: **Rs.50,27,250**/- Payment Receipt 20260119450568, Transaction ID 7622168785338, Date.19.01.2026.
8. Completion Certificate: **Rs. 3,22,708**/- Payment Receipt 20260119450568, Transaction ID 7622168785338, Date.19.01.2026.
9. Display Board Charges: **Rs.10,000/-** Payment Receipt 20260119450568, Transaction ID 7622168785338, Date.19.01.2026.

10. Development Charges for Land: **Rs.39,168/-** Payment Receipt 20260119450568, Transaction ID 7622168785338, Date.19.01.2026.
11. Development Charges for Building: **Rs.3,59,796/-** Payment Receipt 20260119450568, Transaction ID 7622168785338, Date.19.01.2026.
12. Flag Day Fund **Rs.5,500/-** Receipt no: FD/FUND/1962283, Acknowledgment Ref.No: FL26282603672, Dated:02.03.2026.

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

Encl:
Drawing no of sheets.1 to 4.

Copy: -

1. **M/s. KADAVANTHARA BUILDERS PRIVATE LIMITED**

   Pacifica Aurum Veeranam Road,
   Padur, Thiruporur,
   Chengalpattu – 603 103.
   Ph.no: 9884811746
   Email: Email Id
   sethiraja@pacificacompanies.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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The LandLens suite
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- 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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