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DIGITALLY VERIFIED RECORD

PROCEEDINGS OF THE ASSISTANT DIRECTOR/DEPUTY DIRECTOR (i/c),

DISTRICT TOWN AND COUNTRY PLANNING OFFICE,

KANCHEEPURAM DISTRICT.

Online Building Plan Application–Technical Approval

ication NO: SWP/BPA/0125870/2024 **Date: 02.2025**

Subject: HRB – Proposed Residential Building – District Town and Country Planning Office,– Kancheepuram District, KundrathurTaluk, Vadakkupattu – A Village, in S.Nos.53/1A1, 59/1E, 59/2B4, 59/2C, 59/3E, 59/6A, 60/2E1 and 64/1C Approved layout No.2/2018 and revised layout No.113/2023 (Kalyana mandapam site has been converted to residential site) with a total site extent of 5725.88Sq.m (As per patta) – FSI Area of 16658.07Sq.m– Technical Concurrence issued – Technical Approval issued – **Forwarded for further action** – Regarding

Reference:

1. Applicant M/s.Evita Constructions Private Limited, Online Application Reference No. SWP/BPA/0125870/2024, Dated: 15.02.2024. (Scrutiny Reference O72B9BZ5)
2. Director of Town and Country Planning, Chennai, Technical Concurrence issued for the online application No. SWP/BPA/0125870/2024, Dated 14.10.2024.
3. HRB Meeting held on 03.06.2024, (Subject No.6)
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.(Ms).No.53, Housing and Urban Development Department, Dated: 28.02.2024. (Gazette Published on 10.07.2024).
11. Director of Town and Country Planning, Chennai (Circular), Letter RocNo.7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017.
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017.
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021.
15. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No. 6646/C1/2024, P.P.NOC 91/2024, dated 05.06.2024.
16. Airport Authority NOC No. OFFKPM/SOUTH/B/012524/896124 dated.26.02.2024.

17. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 02.07.2024.
18. Kalyana mandapam site has been converted to residential site by Assistant Director/ Deputy Director(i/c) Kancheepuram District Town and Country Planning Office vide proceeding Roc No.288PATBW/ 2023/TCP, Dated: 06.11.2023. (Revised Layout Approval No.113/2023)
19. Assistant Director / Deputy Director(i/c), Kancheepuram District Town and Country Planning Office Detailed Inspection Report vide Roc No.288/2024/KD-2, Dated: 23.07.2024.
20. Demand requested by this office through online dated on.15.10.2024 and Offline Dated:10.02.2025
21. Payment received from applicant through online Dated: 15.02.2024 , 29.10.2024 and Offline Dated:18.02.2025, 20.02.2025
22. Design Report for Rain Water Harvesting Report Certifiet by the empanelled agency dated:20.01.2025

Order:

With reference to the letter 1st cited the applicant M/s.Evita Constructions Private Limited, has requested for the approval of proposed construction of High Rise Residential Building in Kancheepuram District, KundrathurTaluk, Vadakkupattu –A Village, in S.Nos. 53/1A1,59/1E, 59/2B4, 59/2C, 59/3E, 59/6A, 60/2E1 and 64/1C with a total site extent of 5725.88Sq.m with a FSI Area of 16658.07 Sq.m.

The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 03.06.2024.The subject was discussed and suggestions of High Rise Building panel were obtained.

As per the HRB meeting minutes detailed inspection report obtained from Assistant Director/Deputy Director(i/c), Kancheepuram District Town and Country Planning office cited in the reference no.19

The Assistant Director / Deputy Director (i/c) of Kancheepuram District Town and Country Planning, Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Deputy Director (i/c) recommendation, the applicant request has been accepted and the boundary of the site has been marked as **"A to M".** The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **B.P / DTCP No: 488 /2024**.

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

Total Area of the Site – 5725.88Sq.m (As per Patta)

HRB Residential Building Area details

	Block Name / Floor Details	FSI Area in Sq.m	Non FSI Area in Sq.m	Total Built up Area in Sq.m	No of Dwelling Units /Use
	Car Parking Block				
1	Ground Floor	–	774.90	774.90	Parking
	High Rise Residential Building– Block–1				
2	Stilt Floor	370.28	1094.76	1465.04	Parking
	1st Floor	1247.47	–	1247.47	12
	2nd Floor	1245.85	–	1245.85	14
	3rd Floor	1245.85	–	1245.85	14
	4th Floor	1245.85	–	1245.85	14
	5th Floor	1245.85	–	1245.85	14
	6th Floor	1245.85	–	1245.85	14
	7th Floor	1245.85	–	1245.85	14
	8th Floor	1245.85	–	1245.85	14
	9th Floor	1245.85	–	1245.85	14
	10th Floor	1245.85	–	1245.85	14
	11th Floor	1245.85	–	1245.85	14
	12th Floor	1245.85	–	1245.85	14
	13th Floor	1245.85	–	1245.85	14
	Terrace Floor	–	102.95	102.95	–
	Sub Total	**16567.95**	**1972.61**	**18540.56**	**180**
3	Pump Room	90.12	–	90.12	
4	Security Room 1 & 2	–	10.38	10.38	
	Grand Total	**16658.07**	**1982.99**	**18641.06**	

Total FSI Area= 16658.07sq.m.

FSI Achieved = 2.90

Plot Coverage =39.11%

With reference to the 4 to 14 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 20 cited. And as per the reference cited in 21th the requested fee such as 1) Scrutiny fee: Rs. 45,622/– + 500/– 2) Centage Charge for Land: Rs.2400/–, 3) Centage Charge for Building: Rs.50,000/–, 4) Infrastructure and Amenities Charge: Rs. 62,53,125/– + Rs.2,00,000/– 5) CC Charge: Rs. 2,00,730/–, 6) Security Deposit: Rs. 31,26,563/– + Rs.1,00,000/– 7)Shelter Charge: Rs.33,92,084/– + Rs.15000/–8) Display Board Charge: Rs. 10,000/– 9) Development Charge for Building: Rs. 1,86,500/–, 10) Centage Charge for Land Rs. 28,630/–, are received in the Government head of account through online single window portal and offline. In continuation of receipt of the above said fees, and the Technical Approval is issued under section 47(A) of Town and Country Planning Act 1971 for the above proposal and numbered as **SWP/B.P (BUILDING) / D.D.T.C.P (KPM) No.04/2025 (Sheets: 1 to 4)** with the following special and general conditions

Special Conditions.

1. Conditions stipulated in the Noc cited in the reference 15 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.

2. Conditions stipulated in the Airport Authority Noc cited in the reference 16 issued by Airport Authority of India is to be followed scrupulously.
3. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.
4. Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water with NOC from TNPCB.

   Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the empanelled agency is submitted by the applicant vide the reference No.22
5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. 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.
8. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
9. 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.
10. 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. Completion Certificate must be obtained stage wise as stated in annexure-14 of TNCDBR-2019, through online Single Window System (onlineppa.tn.gov.in) before commencement of usage of the building.

13. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, book, sell or offer for sale or invite persons 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 Authority. The applicant has to comply the said provisions.

14. If the Site is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs–1000 /– per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 9th cited above. The payment of charges shall be made under the following head of account.

Head of Account:

"0217 Urban Development – 60 Other Urban Development Schemes – 800
Other Receipts – AS Receipts under Land Use Conversion Charges–27"
Non Taxation fees – 09 Collections (DPC: 0217–60–800–AS 22709)

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 1/3rd 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: 04.02.2019 & 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 professional's including quality Auditor details at the place of construction
11. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

12. 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.
13. As per references Cited Government orders & circulars Scrutiny fees, Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges has been collected and further action shall be taken by the concern Local body.

Encl:

Drawing sheets 1 to 4

Assistant Director/ Deputy Director (i/c)
District of Town & Country Planning,
Kancheepuram District.

To:

The President,
Vadakkupattu – A Village,,
KundrathurTaluk,
Kancheepuram District.

Copy to:

1. M/s. Evita Constructions private Limited
   No.75,Century Centre, 1st Floor, TTK Road,
   Alwarpet, Chennai –600 001.

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

Signature valid

Signed by: Deputy Director
Location:Kancheepuram
Date:2025.02.20 16:02:31

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
/landlens/one

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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.