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Proceedings of the Executive Officer/Village Panchayat President

Kazhipattur Village, Muttukkadu Panchayat, Thiruporur Panchayat Union, Chengalpattu District.

Present: Tmt. Sangeetha M

Roc. No. 56/2024-25 **Dated. 03/ 01/ 2025**

Sub: Building License – Building License for the construction of Non High Rise Building in S.No. 257/1A1, 1A2A, 1A2B, 1B, 2A, 2B1, 2B2 2C in Kazhipattur Village, Muttukkadu Panchayat, Thiruporur Taluk, Chengalpattu District,, within the limits of Thiruporur Panchayat Union. – Orders issued.

Ref:
1. Application from M/s. Emerald Haven Builders Private Limited , Chennai SWP/BPA/0353674/2024 . dt 20.9.2024
2. From the Assistant Director/Member Secretary, Mamallapuram Local Planning Authority Chengalpattu in Building Planning Permission No SWP/B.P./M.L.P.A/ (CD-5) No. 98/2024 : dt. 17.12.24

M/s. Emerald Haven Builders Private Limited, Chennai have submitted Building Permission application for the construction of Residential Non High Rise Building in S.No. 257/1A1, 1A2A, 1A2B, 1B, 2A, 2B1, 2B2 2C in Kazhipattur Village, Muttukkadu Panchayat, Thiruporur Taluk, Chengalpattu District, within the limits of Thiruporur Panchayat Union . In the reference second cited, the Assistant Director/Member Secretary, Mamallapuram Local Planning Authority Chengalpattu issued Building Planning Permission .

The applicant has remitted the following charges :

Development charges to Panchayat	:	Rs.29,64,850/-	SWP/BPA/353674/2024 Date:2.1.25
Manual Workers General Welfare Fund of TNCWWBoard.	:	Rs. 37,90,470/-	RTGS Dr-UBIN0553069-MANUAL WORKERS GENERAL WELFARE-RK SALAI BRA-HDFCR52025010276747060 dt. 2.1.25

Building license is hereby granted subject to the following conditions:

Proposed Floor Details:

Block	Floor name	FSI area in sqm	Non FSI area in sqm	Total built area in Sqm	Dwelling Units in sqm
Block 1, 2 and 3	**Combined basement**	350.65	11649.83	12000.48	
Block 1 (Residential)					
Block 1	Ground Floor	3756.51	107.75	3864.26	29
Block 1	Floor 1	3743.34		3743.34	35
Block 1	Floor 2	3743.34		3743.34	35
Block 1	Floor 3	3743.34		3743.34	35
Block 1	Floor 4	3743.34		3743.34	35
Block 1	Floor 5	3641.96		3641.96	31
	Terrace floor		189.77	189.77	
	Sub Total	22371.83	297.52	22669.35	200
Block 2 (Residential					
Block 2	Ground Floor	1758.05	223.76	1981.81	13
Block 2	Floor 1	1852.72		1852.72	15
Block 2	Floor 2	1882.45		1882.45	15
Block 2	Floor 3	1870.34		1870.34	15
Block 2	Floor 4	1850.26		1850.26	15
Block 2	Floor 5	1641.35		1641.35	12
	Terrace floor		135.67	135.67	
	Sub Total	10855.17	359.43	11214.60	85

Block 3 - (Residential) - LIG units					
Block 3	Ground Floor	865.6	124.00	989.60	10
Block 3	Floor 1	944.52		944.52	12
Block 3	Floor 2	944.52		944.52	12
Block 3	Floor 3	944.52		944.52	12
Block 3	Floor 4	944.52		944.52	12
Block 3	Floor 5	944.52		944.52	12
	Terrace Floor		71.63	71.63	
	Sub Total	5588.20	195.63	5783.83	70
	Security - 01		5.76	5.76	
	Security - 02		5.76	5.76	
	Total	39165.85	12513.93	51679.78	355

Professional Details:

Professional Name	Professional Category.
Mr. P. Pradeep	Structural Engineer Grade I
Mr. G. Prakash	Construction Engineer
B. Ramprasad	Geo Technical Engineer.

Conditions:

1. This permission will be valid for a period of five years from 03/01/2025 to 02/01/2030
2. No encroachment shall be made on Government/Village Panchayat land or street.
3. The building should be constructed in accordance with Tamil Nadu Combined Development and Building Rules 2019
4. No soil shall be taken for the construction of the said building where permission has been obtained for the building.
5. The building should be constructed without any change in the approved plan. If any alteration is needed prior permission should be obtained.
6. Application for renewal of permission should be submitted 30 days prior to the date of expiry of the license period.
7. A copy of the approved drawing shall be kept at the site and shall be produced to the Village Panchayat Official on demand.
8. Toilet, septic tank, etc. should laid in sanitary manner. It should be safe and easy to clean up
9. If the amount already paid is later found to be less, the remaining amount should be paid to the panchayat immediately.
10. Rainwater harvesting structures must be constructed in the premises of the building.
11. If any document submitted for permission is found incorrect later, their building license permission will be cancelled without any prior notice.
12. When the construction is completed, it is obligatory to obtain the Completion Certificate.
13. Within 15 days of completion of construction or occupation in the building, the building owner should inform to the Executive Authority the details with the relevant documents to assess property tax.

Copy of the approved drawing is enclosed herewith.

Encl: Approved Plan.

M. SANGEETHA
Executive Officer/Village Panchayat President
Muttukkadu Village Panchayat,
Thiruporur Block Panchayat,
Chengalpattu District.

To

M/s. Emerald Haven Builders Private Limited, 4th Floor, Ispahani Centre, 123-124 Nungambakkam High Road, Nungambakkam, Egmore, Chennai.



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