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RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

**DIRECTORATE OF TOWN AND COUNTRY PLANNING**
**BUILDING PLANNING PERMISSION**
**Online Application No: SWP/BPA/416279/2024**

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**
Kanathur Reddykuppam panchayat,
Thiruporur Taluk,
Thiruporur Panchayat Union
Chengalpattu District.

**Sir/Madam,**

Subject: **Residential Apartment Building** - District Town and Country Planning- Mamallapuram Local Planning Authority – Chengalpattu District – Thiruporur Taluk and Panchayat Union – Kanathur Reddykuppam Panchayat and village – Survey no. 98/85A1 - Site area of - 0.25 acre, Stilt floor + 5 floors of Total FSI Area – 2603.98 Sq.m (16 dwelling) for Proposed Construction of Residential Apartment Building - Planning Permission Issued - Forwarded for further action - Reg.

Reference:
1. Application Reference No. **SWP/BPA/416279/2024,** Scrutiny Reference **XJF44V21,** Received from **Mr.V.Hiran Prathap,** Dated on:10.12.2024.
2. 181$^{th}$Mamallapuram Local Planning Authority of resolution No:2, Dated:18.07.2023.
3. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O.No.166, Housing and Urban Development Department, Dated: 29.11.2008.
7. G.O. No.16, Housing and Urban Development Department, Dated: 29.11.2008.
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.168, Housing and Urban Development Department, Dated: 29.11.2008. (Insisting TNRERA Registration)

11 G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017.

12 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).

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 Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai ( Circular)

16 Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai ( Circular)

17 Demand raised for payment of Centage charges, Display board charges, Development Charges, I& A Charges, security deposit, Premium FSI charges, CC charges and OSR charges respectively dated.29.01.2025.

18 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, I& A Charges, security deposit, Premium FSI charges, OSR charges and CC charges received from the applicant respectively on 10.12.2024, 27.01.2025 and 07.02.2025.

**Order:**

The application seeking Planning Permission for the proposed construction of Residential Apartment Building at Chengalpattu District – Thiruporur Taluk and Panchayat Union – Kanathur Reddykuppam Panchayat and village – Survey no. 98/85A1 - Site area of - 0.25 acre, Stilt floor + 5 floors of Total FSI Area – 2603.98 Sq.m (16 dwelling) for Proposed Construction of Residential Apartment Building was processed as per the prevailing rules and after perusing the records and conducting site inspection.

The Proposed of Residential Apartment Building satisfies the rules and power delegation given by Resolution of Mamallapuram Local Planning Authority, As per Director of Town and Country Planning, Chennai vide reference 2nd cited above.

The proposed site boundaries as "A to D"

**The area Statement of Proposed Building is as below:**

**Site Extent : 0.25 Acre**

| Floor | FSI area in sq.m | Non FSI area in sq.m | Total Build-up area in sq.m |
|---|---|---|---|
| Stilt Floor | 28.38 | 530.61 | 558.99 |
| First Floor | 558.99 | - | 558.99 |
| Second Floor | 558.99 | - | 558.99 |
| Third Floor | 558.99 | - | 558.99 |
| Fourth Floor | 558.99 | - | 558.99 |
| Fifth floor | 339.64 | - | 339.64 |
| Lift head room and Staircase head room | - | 54.09 | 54.09 |
| **Total** | **2603.98** | **584.70** | **3188.68** |

FSI Achieved – 2.57 %

Premium Floor Space Index – 0.57 %

1) With the above area, the proposed Residential Apartment Building proposal is given Planning Permission As per as Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Residential Apartment Building plan Numbered as **SWP/B.P/M.L.P.A (CD-5) No.13/2025.**
2) As per Town and Country Planning Act 1971 section 50, duration of Planning Permission is valid from **10.02.2025** to **09.02.2033** vide reference Government order 12th cited above.
3) The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
4) 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) This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.
2) It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.

3) If any NOC obtained from State and Central Government Departments which conditions mentioned in NOC should be addressed.

4) 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.

4) As per Commissioner of Town and country Planning circular no: 05013/2015 MP, Dated:19.03.2015, Floor space index (FSI), Setbacks as per Development Control Rules shall be displayed on board at the place where constructions are taking place, visible to all public. Parking details should be established.

5) The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

6) The provisions in the G.O.(M.s). 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.

7) Planning permission is granted for the said Residential use building as per resolution received in 181$^{th}$ Mamallapuram Local Planning Authority Meeting Resolution No.2, dated 18.07.2023 vide reference 2$^{nd}$cited above.

**Conditions:**

1. Solar Water Heating System should be installed for the proposed Residential use construction.
2. The parking slot shall be used for that purpose as intended in the map.
3. The openings shown on the plot should be fixed accordingly.
4. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.
5. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated:

11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.

6. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.
7. Fire prevention and firefighting devices shall be provided as per rules in the proposed construction.
8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 "U" Trap should be installed in septic tank.
9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.
10. 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.
11. Wiring should be done by a government approved electrical contractor when the building is constructed.

**The fee collected from the applicant are as follows.**

1. Scrutiny Fee Charge: **Rs. 7786 /-** Payment Receipt 20241210416279, Transaction ID 1974004511839, Date.10.12.2024 and Balance amount **Rs.500/-** SBI collect Reference no: DUN7218912, Dated:08.02.2024.
2. OSR charges: **Rs.26,10,825/-** Payment Receipt 20250207416279, Transaction ID 2801594605313, Date.27.01.2025.
3. Centage Charge for Land: **Rs.300/-** Payment Receipt 20250207416279, Transaction ID 1924267148625, Date.07.02.2025.
4. Centage Charge for Building: **Rs.2,000/-** Payment Receipt 20250207416279, Transaction ID 1924267148625, Date.07.02.2025.
5. Infrastructure and Amenities Charges: **Rs.9,97,500/-** Payment Receipt 20250207416279, Transaction ID 1924267148625, Date.07.02.2025.
6. Completion Certificate: **Rs.35,529/-** Payment Receipt 20250207416279, Transaction ID 1924267148625, Date.07.02.2025.
7. Security Deposit: **Rs.4,98,750 /-** Payment Receipt 20250207416279, Transaction ID 1924267148625, Date.07.02.2025.
8. Display Board Charges: **Rs.1,500/-** Payment Receipt 20250207416279, Transaction ID 1924267148625, Date.07.02.2025.

9. Development Charges for Land: **Rs.4,200/-** Payment Receipt 20250207416279, Transaction ID 1924267148625, Date.07.02.2025.
10. Development Charges for Building: **Rs.39,612/-** Payment Receipt 20250207416279, Transaction ID 1924267148625, Date.07.02.2025.
11. Premium FSI charges: **Rs.72,85,445/-** Payment Receipt 20250207416279, Transaction ID 1924267148625, Date.07.02.2025.

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

**Enclosure:**
Drawing no of sheets.1

**Copy To:**

1. **Mr.V.Hiran Prathap,**
F/o.Mr.V.Sreenath Reddy,
No.A-32 Mayans Luxury Villas,
Kanathur Reddykuppam, Thiruporur,
Chengalpattu 603112
Ph.no. 9791649972
Email. rajeshcivil1989@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

Validity unknown
Signed by: Assistant Director
Location:Chengalpattu
Date:2025.02.10 16:37:39

## DEPARTMENT OF TOWN AND COUNTRY PLANNING

### Payment Receipt

| | | | | | |
|---|---|---|---|---|---|
| Applicant Name | : | Mr V Hiran Prathap | Payment Generated | : | 13/02/2025 |
| Application No | : | SWP/BPA/416279/2024 | Payment Completed | : | 13/02/2025 |
| Fees Type | : | Demand Fees | | | |
| Receipt Number | : | | | | |
| Transaction ID | : | 20250213416279 | | | |

Demand Details:

| S.No | Description | Amount |
|---|---|---|
| 1 | Building area | 694860.00 |
| 2 | Construction of well | 250.00 |
| 3 | Compound wall | 250.00 |
| 4 | Inspection fees | 1250.00 |
| 5 | Construction workers welfare fund | 416916.00 |

Total Amount : 1113526

Amount In Words : Rupees Eleven Lakh Thirteen Thousand Five Hundred Twenty Six Only

With Regards,
DTCP

## DEPARTMENT OF TOWN AND COUNTRY PLANNING

### Payment Receipt

| | | | | | |
|---|---|---|---|---|---|
| Applicant Name | : | Mr V Hiran Prathap | Payment Generated | : | 29/01/2025 |
| Application No | : | SWP/BPA/416279/2024 | Payment Completed | : | 07/02/2025 |
| Fees Type | : | Demand Fees | | | |
| Receipt Number | : | 20250207416279 | | | |
| Transaction ID | : | 1924267148625 | | | |

Demand Details:

| S.No | Description | Amount |
|---|---|---|
| 1 | Centage Charge for Land | 300.00 |
| 2 | Centage Charge for Building | 2000.00 |
| 3 | Infrastructure and Amenities Charges | 997500.00 |
| 4 | CC Charges | 35529.00 |
| 5 | Security Deposit Charges | 498750.00 |
| 6 | Display Board Charges | 1500.00 |
| 7 | Shelter Charges | 0.00 |
| 8 | Premium FSI Charges | 7285445.00 |

With Regards,
DTCP

| S.No | Description | Amount |
|---|---|---|
| 9 | Development Charges for Land | 4200.00 |
| 10 | Development Charges for Building | 39612.00 |

| | | |
|---|---|---|
| Total Amount | : | 8864836 |
| Amount In Words | : | Rupees Eighty Eight Lakh Sixty Four Thousand Eight Hundred Thirty Six Only |

## DEPARTMENT OF TOWN AND COUNTRY PLANNING

### Payment Receipt

Date : 27/01/2025

Applicant Name : Mr V Hiran Prathap

Application No : SWP/BPA/416279/2024

Fees Type : Osra Fees

Receipt Number : 20250127416279

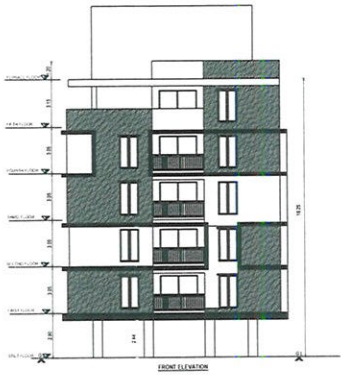
Transaction ID : 2801594605313

Purpose

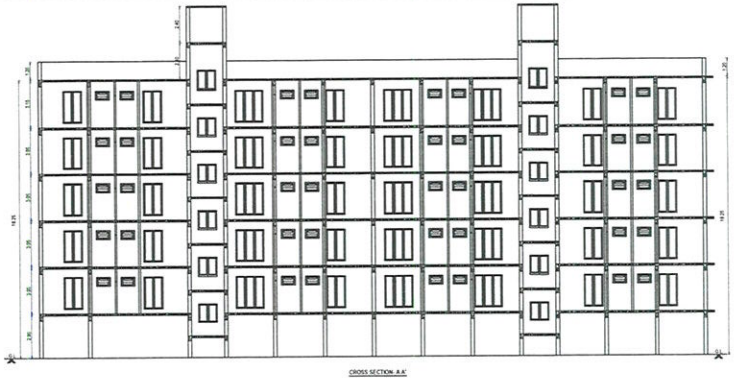
| S.No | Description | Amount |
|---|---|---|
| 1 | Osra Fees | 2610825 |

Amount In Words : Rupees Twenty Six Lakh Ten Thousand Eight Hundred Twenty Five Only

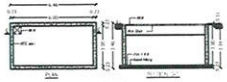
With Regards,
DTCP

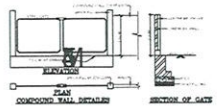


FRONT ELEVATION



CROSS SECTION A-A'



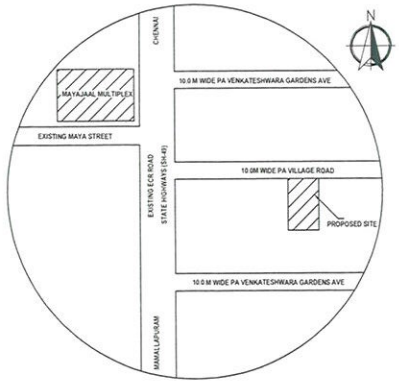


ELEVATION

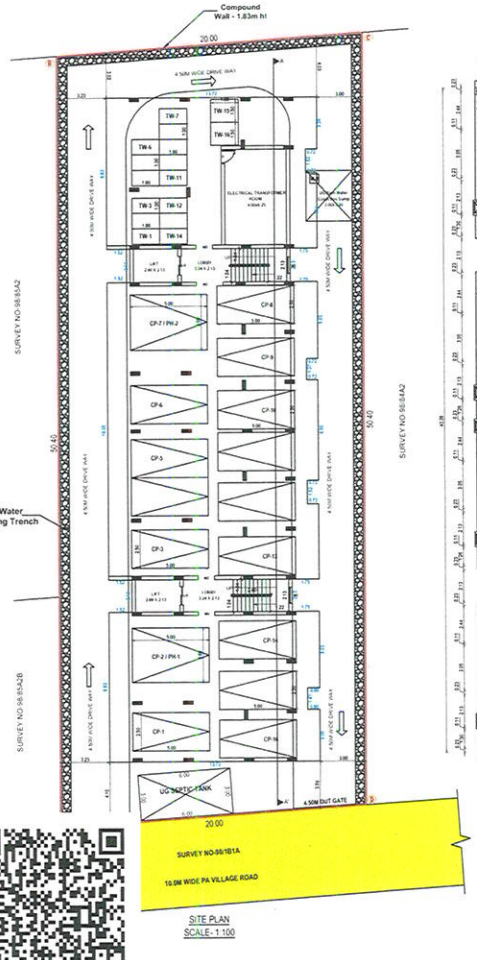
PLAN

COMPOUND WALL DETAILS

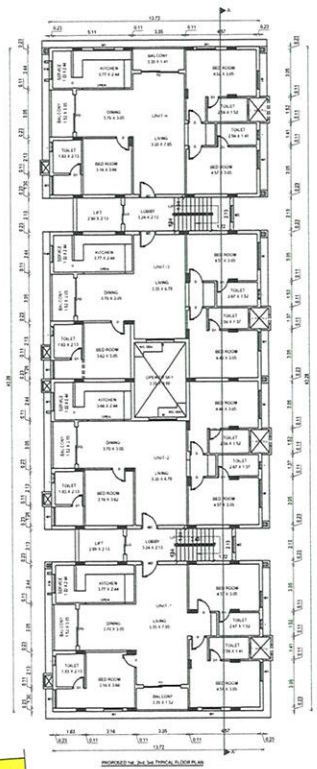
SECTION OF GATE



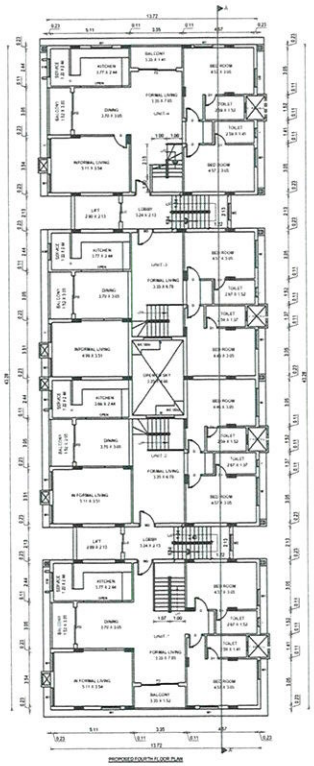

KEY PLAN ( NOT TO SCALE)



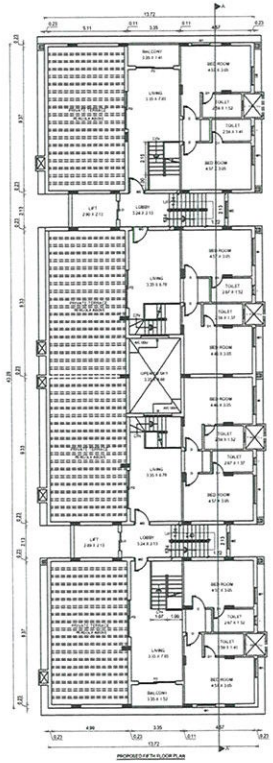

SITE PLAN
SCALE - 1:100



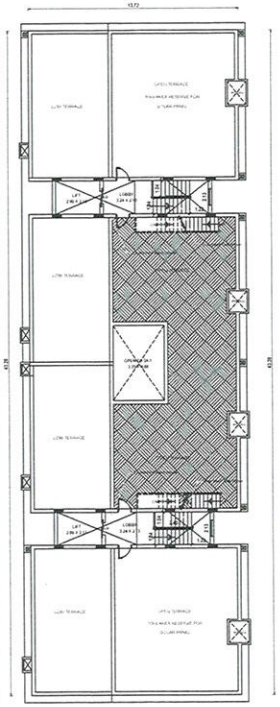
PROPOSED 1st, 2nd, 3rd TYPICAL FLOOR PLAN



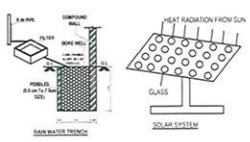
PROPOSED FOURTH FLOOR PLAN



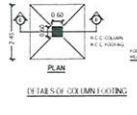
PROPOSED FIFTH FLOOR PLAN



PROPOSED TERRACE FLOOR PLAN

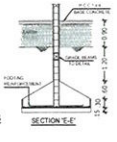



RAIN WATER TRENCH

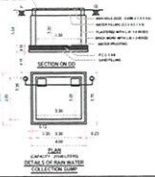


PLAN

DETAILS OF COLUMN FOOTING



SECTION "E-E"




Scrutiny Reference No: XBF44V21
Online Application No: SWP/BPA/416279/2024
SITE BOUNDARY SHOWN AS A to D
BUILDING TECHNICAL APPROVAL NUMBER
SWP/Residential Building B P -MLPA(CD-5)/No. 13/2025

Validity unknown

SHEET NO:1/1

PLAN SHOWING THE PROPOSED CONSTRUCTION OF RESIDENTIAL APARTMENT BUILDING IN S.NO: 98/8SA1 OF KANATHUR REDDYKUPPAM VILLAGE AND PANCHAYAT, THIRUPORUR TALUK, CHENGALPATTU DISTRICT.
THIRUPORUR PANCHAYAT UNION LIMIT.

**FILE NO: SWP / BPA / 416279 / 2024 / TCP**

AS PER DOCUMENT EXTENT - 0.25 Acre / 1011.50 Sq.mt

AS PER PATTA EXTENT - 1050.00 Sq.mt

AREA STATEMENT OF THE PROPOSED BUILDING DETAIL :-

| SL.NO | DESCRIPTION | FSI AREA SQ.M | NON FSI AREA SQ.M | TOTAL BUILD-UP AREA SQ.M |
|---|---|---|---|---|
| 1. | PRO. RESIDENTIAL APARTMENT STILT FLOOR | 28.38 | 530.61 | 558.99 |
| 2. | PRO. RESIDENTIAL APARTMENT FIRST FLOOR | 558.99 | - | 558.99 |
| 3. | PRO. RESIDENTIAL APARTMENT SECOND FLOOR | 558.99 | - | 558.99 |
| 4. | PRO. RESIDENTIAL APARTMENT THIRD FLOOR | 558.99 | - | 558.99 |
| 5. | PRO. RESIDENTIAL APARTMENT FOURTH FLOOR | 558.99 | - | 558.99 |
| 6. | PRO. RESIDENTIAL APARTMENT FIFTH FLOOR | 339.64 | - | 339.64 |
| 7. | LIFT HEAD ROOM AND STAIRCASE HEAD ROOM AREA | - | 54.09 | 54.09 |
| | TOTAL EXTENT | 2603.98 | 584.70 | 3188.68 |

Floor Space Index :- 2603.98 / 1011.50 FSI ARCHIVED = 2.57 %

PREMIUM FLOOR SPACE INDEX - 580.98 Sq.mt / 0.57 %

| | FLOOR DETAILED | NOS OF DWELLING | AREA | PARKING Nos Of Car | PARKING Nos Of TW |
|---|---|---|---|---|---|
| 1. | FIRST FLOOR | DWELLING UNIT-1 | 133.72 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-2 | 123.60 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-3 | 123.42 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-4 | 133.70 | 1 Nos | 1 Nos |
| 2. | SECOND FLOOR | DWELLING UNIT-1 | 133.72 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-2 | 123.60 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-3 | 123.42 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-4 | 133.70 | 1 Nos | 1 Nos |
| 3. | THIRD FLOOR | DWELLING UNIT-1 | 133.72 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-2 | 123.60 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-3 | 123.42 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-4 | 133.70 | 1 Nos | 1 Nos |
| 4. | FOURTH AND FIFTH FLOOR | DWELLING UNIT-1 | 214.15 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-2 | 196.67 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-3 | 195.78 | 1 Nos | 1 Nos |
| | | DWELLING UNIT-4 | 214.10 | 1 Nos | 1 Nos |

PARKING DETAILS:

| PARKING DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| Car Parking- Residental Apartment Building | 16 Nos | 14 Nos<br>PH- 02 Nos |
| Two Wheelers Parking- Res Apartment Building | 16 Nos | 14 Nos<br>PH- 02 Nos |

SCHEDULE OF JOINERY

| TYPE | DESCRIPTION | SIZE |
|---|---|---|
| MD | MAIN DOOR | 1.10 x 2.20 |
| FD | FRENCH DOOR | 2.45 x 2.40 |
| D | DOOR | 0.90 x 2.20 |
| D1 | DOOR - 1 | 0.75 x 2.20 |
| W | WINDOW | 1.22 x 2.10 |
| W1 | WINDOW-1 | 1.83 x 2.10 |
| W2 | WINDOW-2 | 1.22 x 1.22 |
| KW | KITCHEN WINDOW | 1.20 x 1.40 |
| V | VENTILATOR | 0.90 x 1.80 |

SCALE - 1:100

SANITATION REQUIREMENTS

| DESCRIPTION | REQUIRED | PROVIDED |
|---|---|---|
| BATH ROOM | 16 | 16 |
| WATER CLOSET | 16 | 16 |
| SINK | 16 | 16 |
| WATER TAP | 16 | 16 |

ALL DIMENSIONS ARE IN METER

V. Ramaprathap

APPLICANT SIGNATURE :-

Er. P. RAMAN, B.E. (Civil), M.I.E., C.Engg.
Registered Structural Engineer Grade-I (SE)
STCP Reg. No: COA/ENGSE/SR-V/2019/07/022
S.S. Mansions Apartments,
No.5/13, Thanniyan Road Extn.,
West Mambalam, Chennai-600 033.

STRUCTURAL ENGINEER :-

G. RAJESH, B.E.,
REGISTERED ENGINEER,
CCL DISTRICT/2022/09/007,
No. 7, Dr. Nanjappan Street,
Chengalpattu - 603001.
Mobile: 9787849972.

REGISTERED ENGINEER :-

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

Verified RealEstate™

# 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.