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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Application No: SWP/BPA/089772/2023

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 : ddcgidistrict@gmail.com

To
The President,
Kelambakkam Panchayat,
Sathankuppam Village (Hamlet of pudupakkam)
Vandalur Taluk,
Thiruporur Panchayat Union,
Chengalpattu District.

Sir/Madam,

Subject: **Non High Rise Building – Residential Building** - District Town And Country Planning, Chengalpattu District- Mamallapuram Local Planning Authority - Chengalpattu District – Vandalur Taluk, Thiruporur Panchayat Union– Kelambakkam Panchayat, Sathankuppam Village (Hamlet of Pudupakkam) – S.no. 267/17, 267/18, 267/19, 267/20, 267/21 & 267/22 with a Site Area of 68917.39 sq.m - FSI Area of 44348.44 sq.m (221 Dwellings)- Technical Concurrence issued – Planning Permission issued - Forwarded for further action – Regarding.

Reference:
1. Applicant. **M/s.Casa Grande Zest Private Limited,** Online Application Reference No.SWP/BPA/089772/2023, dated:27.12.2023
2. Assistant Director / Member Secretary, Mamallpuram LPA, District Town and Country Planning Office, Chengalpattu Inspection Report of Online Application No.SWP/BPA/0089772/2023, dated:08.01.2024.

For CASA GRANDE ZEST PRIVATE LIMITED

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3. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 02.03.2024
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.No.138, Housing and Urban Development Department, dated: 04.06.2004.
11. Letter Roc No. 7486/2009/BA2, dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
12. Letter Roc No. 21075/2009/BA1, dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, dated: 14.12.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, dated: 05.02.2020
16. Letter Roc No. 4367/2019/BA2, dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)
17. 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).
18. Demand raised for payment of Scrutiny fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display

For CASA GRANDE ZEST PRIVATE LIMITED

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board charge, CC Charges, Security Deposit, Satellite Town Charges and Shelter fund charges respectively dated.04.03.2024.

19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit, Satellite Town charges and Shelter Fund charges received from the applicant respectively dated. 27.12.2023 and 06.03.2024.
20. Resolution No.06, of 185th Mamallapuram Local Planning Authority, dated :07.03.2024.
21. G.O.Ms (2D) No. 312, Housing and Urban Development Department (UD-4), Dated: 20.11.2023.(Land Use Conversion)
22. Tamil Nadu Government Gazette issued No.51, Dated: 27.12.2023 Part-VI – Section1, Notification No.VI(1)/837/2023,Page No.790
23. Tamil Nadu Government Gazette issued No.7, Dated: 14.02.2024 "ERRATA" Notification No.VI(1)/163/2024,Page No.251.

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Order:

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 for **Residential Building** at Chengalpattu District – Vandalur Taluk, Thiruporur Panchayat Union– Kelambakkam Panchayat, Sathankuppam Village (Hamlet of Pudupakkam) – S.no. 267/17, 267/18, 267/19, 267/20, 267/21 & 267/22 - with a Site Area of 68917.39 sq.m - FSI Area of 44348.44 sq.m (221 Dwellings) – Technical Clearance number is assigned as **B.P/DTCP No.118/2024**.

As per 185th of Mamallapuram Local Planning Authority Meeting Resolution No.06, vide 20 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as "1 to 28"

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

Total Area of the Site – 68917.39sq.m

For CASA GRANDE ZEST PRIVATE LIMITED

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Floor Name	FSI Area In Sq.m	Non FSI Area In Sq.m	Total built -up area excluding deductions	Dwelling unit nos	Dwelling unit
PUMP ROOM - STP & WTP	**170.06**		**170.06**		
BLOCK-1					
GROUND FLOOR	2179.19	386.75	2565.94	01 to 07	**22**
FIRST FLOOR	2533.09		2533.09	7A,9 TO 12	
TERRACE FLOOR		296.8	296.80	12A,14 to 16,	
Sub Total	**4712.28**		**5395.83**	16A, 18 TO 22	
BLOCK-2					
GROUND FLOOR	823.18	151.75	974.93	23 TO 25	**9**
FIRST FLOOR	959.67		959.67	25A, 27 to 31	
TERRACE FLOOR		121.5	121.50		
Sub Total	**1782.85**		**2,056.10**		
BLOCK-3					
GROUND FLOOR	1096.03	202.34	1,298.37	30 TO 34	**12**
FIRST FLOOR	1279.19		1,279.19	34A, 36 to 43	
TERRACE FLOOR		162	162.00		
Sub Total	**2375.22**		**2,739.56**		
BLOCK-4					
GROUND FLOOR	1092.18	202.32	1,294.50	43A 45 to 48,	**12**
FIRST FLOOR	1279.19		1,279.19	48A50 to 52,	
TERRACE FLOOR		162	162.00	52A	
Sub Total	**2371.37**		**2,735.69**	54 TO 55	
BLOCK-5					
GROUND FLOOR	819.33	151.74	971.07	56 to 57,	**9**
FIRST FLOOR	959.68		959.68	57A, 59 TO	
TERRACE FLOOR		121.5	121.50	61, 61A	
Sub Total	**1779.01**		**2,052.25**	63 TO 64	
BLOCK-6					
GROUND FLOOR	728.38	134.89	863.27	65 TO 66,	**8**
FIRST FLOOR	853.17		853.17	66A, 68 to	
TERRACE FLOOR		108	108.00	70, 70A, 72	
Sub Total	**1581.55**		**1,824.44**		
BLOCK-7					
GROUND FLOOR	1092.18	202.34	1,294.52		**12**

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FIRST FLOOR	1279.19		1,279.19	73 TO 75, 75A, 77 TO 79, 79A, 81 to 84	
TERRACE FLOOR		162	162.00		
Sub Total	**2371.37**		**2,735.71**		
BLOCK-8					
GROUND FLOOR	1098.93	196.46	1,295.39	84A, 86 TO 88, 88A, 90 to 93 93A, 95	11
FIRST FLOOR	1279.22		1,279.22		
TERRACE FLOOR		148.39	148.39		
Sub Total	**2378.15**		**2,723.00**		
BLOCK-9					
GROUND FLOOR	499.95	89.30	589.25	96 TO 97,97A 99 TO 100	5
FIRST FLOOR	582.09		582.09		
TERRACE FLOOR		67.45	67.45		
Sub Total	**1082.04**		**1,238.79**		
BLOCK-10					
GROUND FLOOR	455.53	84.31	539.84	101 TO 105	5
FIRST FLOOR	533.65		533.65		
TERRACE FLOOR		67.5	67.50		
Sub Total	**989.18**		**1,140.99**		
BLOCK-11					
GROUND FLOOR	455.5	84.30	539.80	106,106A 108 TO 110	5
FIRST FLOOR	533.63		533.63		
TERRACE FLOOR		67.5	67.50		
Sub Total	**989.13**		**1,140.93**		
BLOCK-12					
GROUND FLOOR	455.53	84.31	539.84	111 TO 115	5
FIRST FLOOR	533.65		533.65		
TERRACE FLOOR		67.5	67.50		
Sub Total	**989.18**		**1,140.99**		
BLOCK-13					
GROUND FLOOR	455.50	84.30	539.80	115A,117 TO 120	5
FIRST FLOOR	533.63		533.63		
TERRACE FLOOR		67.5	67.50		
Sub Total	**989.13**		**1,140.93**		
BLOCK-14					
GROUND FLOOR	1092.18	202.34	1,294.52	121 TO 124 124A,126 126A,128 TO 132	12
FIRST FLOOR	1279.19		1,279.19		
TERRACE FLOOR		162	162.00		
Sub Total	**2371.37**		**2,735.71**		

For CASA GRANDE ZEST PRIVATE LIMITED

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BLOCK-15					
GROUND FLOOR	410.79	58.55	469.34	133,133A 135TO 137	5
FIRST FLOOR	461.20		461.20		
TERRACE FLOOR		67.55	67.55		
Sub Total	**871.99**		**998.09**		
BLOCK-16					
GROUND FLOOR	1092.18	202.32	1,294.50	138,138A 140 TO 142 142A ,144 TO 147 147A ,149	12
FIRST FLOOR	1279.19		1,279.19		
TERRACE FLOOR		162	162.00		
Sub Total	**2371.37**		**2,735.69**		
BLOCK-17					
GROUND FLOOR	1092.18	202.34	1,294.52	150TO 151,151A 153 TO 156 156A,158 to 160,160A	12
FIRST FLOOR	1279.18		1,279.18		
TERRACE FLOOR		162	162.00		
Sub Total	**2371.36**		**2,735.70**		
BLOCK-18					
GROUND FLOOR	355.64	62.30	417.94	162 TO 165	4
FIRST FLOOR	412.67		412.67		
TERRACE FLOOR		54	54.00		
Sub Total	**768.31**		**884.61**		
BLOCK-19					
GROUND FLOOR	330.02	46.84	376.86	165A, 167 TO 169	4
FIRST FLOOR	369.17		369.17		
TERRACE FLOOR		54.04	54.04		
Sub Total	**699.19**		**800.07**		
BLOCK-20					
GROUND FLOOR	1092.18	202.32	1,294.50	169A, 171 TO 174, 174A, 176 TO 178 178A, 180 TO 181	12
FIRST FLOOR	1279.19		1,279.19		
TERRACE FLOOR		162	162.00		
Sub Total	**2371.37**		**2,735.69**		
BLOCK-21					
GROUND FLOOR	1148.20	163.94	1,312.14	182 TO 183, 183A,185to 187,187A,189 TO 192, 192A 194 TO 195	14
FIRST FLOOR	1289.51		1,289.51		
TERRACE FLOOR		189.28	189.28		
Sub Total	**2437.71**		**2,790.93**		
BLOCK-22					
GROUND FLOOR	264.69	45.44	310.13	196, 196A, 198	3
FIRST FLOOR	306.17		306.17		
TERRACE FLOOR		40.5	40.50		
Sub Total	**570.86**		**656.80**		

For CASA GRANDE ZEST PRIVATE LIMITED

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BLOCK-23					
GROUND FLOOR	233.76	30.07	263.83	199 TO 201	**3**
FIRST FLOOR	259.79		259.79		
TERRACE FLOOR		38.04	38.04		
Sub Total	**493.55**		**561.66**		
BLOCK-24					
GROUND FLOOR	1148.87	163.94	1,312.81	202 TO 205 205A, 207 TO 214 214A	**14**
FIRST FLOOR	1289.43		1,289.43		
TERRACE FLOOR		189.14	189.14		
Sub Total	**2438.30**		**2,791.38**		
BLOCK-25					
GROUND FLOOR	328.78	46.83	375.61	216 TO 219	**4**
FIRST FLOOR	369.17		369.17		
TERRACE FLOOR		54.08	54.08		
Sub Total	**697.95**		**798.86**		
BLOCK-26					
GROUND FLOOR	86.90	11.36	98.26	220	**1**
FIRST FLOOR	97.00		97.00		
TERRACE FLOOR		12.6	12.60		
Sub Total	**183.90**		**207.86**		
BLOCK-27					
GROUND FLOOR	83.03	12.62	95.65	221	**1**
FIRST FLOOR	93.93		93.93		
TERRACE FLOOR		13.5	13.50		
Sub Total	**176.96**		**203.08**		
BLOCK-28-(CLUB HOUSE, CHANGE & SHOWER ROOM)					
GROUND FLOOR	360.49		360.49		
FIRST FLOOR	269.25		269.25		
SECOND FLOOR	301.99		301.99		
TERRACE FLOOR		35.86	35.86		
Sub Total	**931.73**		**967.59**		
OWC	**32.00**		**32.00**		
Security Cabin		**5.76**	**5.76**		
GRAND TOTAL	**44348.44**	**6528.31**	**50876.75**		**221**

Total FSI Area - 44348.44 sqm

1. With the above area, the Planning Permission is given to the proposed Residential building. As per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Residential Building planning Permission is numbered as **SWP/B.P/M.L.P.A.(CD-5) No.24/2024.**

For CASA GRANDE ZEST PRIVATE LIMITED

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2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **11.03.2024** to **10.03.2032** vide reference Government order 17th cited above.
3. The Proposed Residential Building placed in 185th 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) The OSR 1 (boundaries A to E) 671.15 sq.m, OSR 2 (boundaries F to R) 6192.87 sq.m OSR total- 6864.02 sq.m and Road area 348.28 sq.m (boundaries 1 to 8) - handed over to local body vide Gift Deed no.4787/2024, dated:02.03.2024.
2) Environmental Clearance NOC is to be obtained before commencement of construction.
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

For CASA GRANDE ZEST PRIVATE LIMITED

Authorised Signatory

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. TheDirectorate 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 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 WaterSupply,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 municipality engineer details at the place of construction.

For CASA GRANDE ZEST PRIVATE LIMITED

Authorised Signatory

For CASA GRANDE ZEST PRIVATE LIMITED

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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.2,05,105/-** Payment Receipt 2023122789772, Transaction ID 4993016518917, Date.27.12.2023.
2. Centage Charge for Land: **Rs.300/-** Payment Receipt 2024030689772, Transaction ID 5710519204125, Date.06.03.2024.
3. Centage Charge for Building: **Rs.25,000/-** Payment Receipt 2024030689772, Transaction ID 5710519204125, Date.06.03.2024.
4. Infrastructure and Amenities Charges: **Rs.1,66,87,500/-** Payment Receipt 2024030689772, Transaction ID 5710519204125, Date.06.03.2024.
5. Completion Certificate: **Rs.5,54,295/-** Payment Receipt 2024030689772, Transaction ID 5710519204125, Date.06.03.2024.
6. Security Deposit: **Rs.83,43,750/-** ICICI Bank, Bank Guarantee No.0350NDDG00008924, Issuance date.05.03.2024.
7. Display Board Charges: Rs.**1,500/-** Payment Receipt 2024030689772, Transaction ID 5710519204125, Date.06.03.2024.
8. Shelter fund Charges : **Rs.34,46,728/-** Payment Receipt 2024030689772, Transaction ID 5710519204125, Date.06.03.2024.
9. Satellite Town charges : **Rs.17,23,750/-** Payment Receipt 2024030689772, Transaction ID 5710519204125, Date.06.03.2024.
10. Development Charges for Land: **Rs.2,75,800/-** Payment Receipt 2024030689772, Transaction ID 5710519204125, Date.06.03.2024.
11. Development Charges for Building: **Rs.6,18,000/-** Payment Receipt 2024030689772, Transaction ID 5710519204125, Date.06.03.2024.

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

For CASA GRANDE ZEST PRIVATE LIMITED

Authorised Signatory

Encl:
Drawing Sheet No.1 to 55
Copy:-
1.M/s.Casa Grande Zest Private Limited,
111/59, LB Road, Thiruvanmiyur,
Velachery, Chennai – 600 041.
Ph.No. 9500070392
Email Id. sakar@casagrand.co.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



Signature valid
Signed by: Assistant Director
Location: Chengalpattu
Date: 2024.03.11 16:08:51

For CASA GRANDE ZEST PRIVATE LIMITED

Authorised Signatory



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



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Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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