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DIGITALLY VERIFIED RECORD

ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT

From
Thiru.G.Raghul Kumar, M.E.,
Assistant Director,
District Town and Country Planning,
Chengalpattu District,
124, GST Road,
Municipal Shopping Complex,
Chengalpattu 603 001.
E-mail: ddcgldistrict@gmail.com
Ph : 044 - 27422144

To
The President,
Kadambadi Panchayat,
(Melakuppam Village)
Thirukazhukundram Panchayat Union,
Thirukazhukundram Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0488864/2025 Date: 03.12.2025.

Subject

GROUP DEVELOPMENT – RESIDENTIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District – Thirukazhukundram Taluk and Panchayat Union, Kadambadi Panchayat– Melakuppam Village – S.F.Nos. 34/4C1A, 34/4C2, 34/5A1, 34/5B, 35/5A1 & 35/5B1 – Site area of 46053.23 Sq.m. – FSI area of 11756.23 sq.m – 7 Blocks- Concurrence Under Section 47(A) of T&CP Act issued –Forwarded for further action - Reg.

Reference

1. Application: **M/s. Golden Planet Senior Heritage Homes Pvt Ltd**, Online Application No. SWP/BPA/0488864/2025 Scrutiny Reference No.W0HOW7P1, Dated: 05.04.2025, 04.07.2025, 26.09.2025, 08.10.2025 & 17.10.2025
2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 17.10.2025
3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 09.04.2025.
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.79, Housing and Urban Development Department, Dated: 04.05.2017
11. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009
12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012.
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. District officer, Fire & Rescue Services, Chengalpattu, PP NOC, No.1338/NOC/NMSB/2025, Dated: 21.04.2025
17. Joint Director, Agricultural Department, Chengalpattu District, Letter K.Dis.Ka.No. C2/2780/2025, Dated: 25.04.2025.
18. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024
19. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
20. Gift deed document No.8527/2025, dated: 15.11.2025 Uploaded by the Applicant : M/s. Golden Planet Senior Heritage Homes Pvt Ltd, Dt: 16.11.2025 (OSR Area)
21. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Display board charges, Security Deposit Charges, Development Charges and Shelter Fund Charges respectively dated on 22.10.2025
22. Payment of Scrutiny fee Dt : 05.04.2025 and Centage charges, Infrastructure and Amenities Charges, CC Charges, Display board charges, Development Charges, Shelter Fund Charges and Flag day Fund received from the applicant respectively on 26.11.2025, 28.11.2025 & 03.12.2025

****

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection the file forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. In the 2nd cited letter, the Director of Town and Country Planning, Chennai has issued the Technical Concurrence for Group Development - Residential Building, at Chengalpattu District – Thirukazhukundram Taluk and Panchayat Union, Kadambadi Panchayat – Melakuppam

Village – SF.Nos. 34/4C1A, 34/4C2, 34/5A1, 34/5B, 35/5A1 & 35/5B1 – Site area of 46053.23 Sq.m. – FSI area of 11756.23 sq.m – 7 Blocks. The Boundary of the site has been marked as **"1 to 7"** and the number is assigned as **SWP/B.P/DTCP No.521/2025**

The area statement for the proposed Group Development Residential building is as below.

Area of Site Extent – 46053.23 Sq.m

Proposed Building Details:

Group Development – Residential Building Area Statement Details

S.No.	Description	FSI Area (in Sq.m)	Non FSI Area (in Sq.m)	Total Builtup Area (inSq.m.)	No of Dwelling Unints
	Block-1 (Residential)				
1.	Ground Floor	1849.47	-	1849.47	20
	First Floor	773.50	-	773.50	
2.	**Block-2 (Residential)**				
	Ground Floor	1488.49	-	1488.49	20
3.	**Block-3 (Residential)**				
	Ground Floor	1666.68	-	1666.68	20
	First Floor	462.03	-	462.03	
4.	**Block-4 (Residential)**				
	Stilt Floor	50.51	1259.24	1309.75	Parking
	First Floor	1029.27	-	1029.27	14
	Second Floor	1029.27	-	1029.27	14
	Third Floor	1029.27	-	1029.27	14
	Fourth Floor	1029.27	-	1029.27	14
	Fifth Floor	1029.27	-	1029.27	14
	Terrace	-	72.41	72.41	
5.	**Block-5 (Office Building)**				
	Ground Floor	97.64	-	97.64	-
6.	**Block-6 (Office Building)**				
	Ground Floor	85.19	-	85.19	-
7.	**Block–7 ((Office Building)**				
	Ground Floor	136.37	-	136.37	-
8.	**Security Room**				
	Ground Floor	-	6.25	6.25	-
	Total Area	**11756.25**	**1337.90**	**13008.94**	**130**

Total FSI Area : 11,756.23Sq.m

Total FSI achieved : 0.255

No of Dwelling Units : 130

PARKING DETAILS

Total Over all Car Parking Provided : 91 Nos. (Including PCP Provided: 9 Nos.)

Total Over all Two Wheeler Parking Provided : 131 Nos. (Including PCP Provided: 13 Nos.)

With the above area the approval issued for Group Development Residential Building with the following special and general conditions under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP /Group Development Residential Building /A.D./D.T.C.P(CD3) No.123/2025**

Special Conditions.

1. The OSR 1 earmarked as (A1 to A6) 2591.89 sqm and OSR 2 earmarked as (B1 to B8) 2034.64 sqm, Total 10% OSR area 4626.53 sq.m shown in the site plan should be handed over to local body through gift deed before issue of planning permission.

2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR,2019.
5. Applicant should obtain consent from Tamil Nadu Pollution control Board underSection 25 of the Water Act 1974 for discharge of sewage.
6. The Town and Country Planning Department is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicantis above 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.

7. "The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated: 22 06.2017" have approved 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 of part of it only after registering the Real Estate project with the Real Estate Regulatory Authority"

General Conditions

1. As per TNCDBR, 2019, Rule 44(2) Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area and Solar water heating system to be provided.

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 shall 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. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and take further action by District officer.

12. As per the G.O in the reference 10th cited the layout proposed in Non Planning Area, the final Approval shall be given by the local authority only after collecting Rs.1000/- as scrutiny fees as per rule 3 and 3% of the market value of the site as land use change fees as per rule 9 should be collected before issue of final Approval.

Head of Account:

0217 Urban Development - 60 other Urban Development Schemes -
800 other Receipts - AS Receipts under Land Use Conversion Charges-
227 Non Taxation fees - 09 Collections (IFHRMS CODE: 0217-60-800-AS 22709)

The fees collected from the applicant are as follows.

1. **Scrutiny Fee -Rs.92,431/-**
   Payment Receipt No.20250405488864
   Transaction ID :0569357077356, Dt: 05-04-2025

2. **Centage Charge for Building – Rs. 10,000/-**
   E-Challan No.20251127025493
   RBI Collect Bank ref No. 20251128142229739756 Dt: 28-11-2025

3. **Centage Charge for Land – Rs.300/-**
   E-Challan No.20251127025493
   RBI Collect Bank ref No. 20251128142229739756 Dt: 28-11-2025

4. **Infrastructure &Amenities Charges - Rs.44,25,000**/-
   E-Challan No.20251127025493
   RBI Collect Bank ref No. 20251128142229739756Dt: 28-11-2025

5. **CC Charges – Rs.1,40,565/-**
   Payment Receipt No. 20251126488864
   Transaction ID :4641337408213Dt: 26-11-2025

6. **Security Deposit Charges – Rs. 22,12,500/-**
   Payment Receipt No. 20251126488864
   Transaction ID :4641337408213Dt: 26-11-2025

7. **Display Board Charges – Rs.1,500/-**
   Payment Receipt No. 20251126488864
   Transaction ID :4641337408213Dt: 26-11-2025

8. **Shelter Charges – Rs. 60,017/-**
   E-challanNo. 20251128004858
   RBI Collect Bank ref No. 202511281431587405 84Dt: 28-11-2025

9. **Development Fee for Building – Rs.1,56,720/-**
   Payment Receipt No. 20251126488864
   Transaction ID :4641337408213Dt: 26-11-2025

10. **Development Free for Land – Rs.1,84,480/-**
    Payment Receipt No. 20251126488864
    Transaction ID :4641337408213Dt: 26-11-2025

11. **Flag Day Fund – Rs.20,000/-** **Bank Ref No:253376454107**
    Receipt No: FD/FUND /1786410 Date: 03.12.2025

Assistant Director,
District Town and Country Planning ,
Chengalpattu District

Copy To:

M/s. Golden Planet Senior Heritage Homes Pvt Ltd.,
No.31/10, Arya Gowda Road,
West Mambalam,
Chennai – 600 033.

1. **The Chairman,**
   Tamil Nadu Real Estate Regularity Authority,
   No.14, CMDA Tower II, 1st Floor,
   Gandhi Irwin Bridge Road, Egmore,
   Chennai – 600 008.

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.