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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Application No: SWP/BPA/012690/2023

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 : ddcgldistrict@gmail.com

To
President
Thiruvidanthai Village,
Thiruporur Panchayat Union,
Chengalpattu District.

Sir/Madam,

Subject:

Group Development – Residential Building - District Town And Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur Taluk and Panchayat union - Thiruvidanthai Village – S.F.Nos.285/19Apt, 19Bpt, 19Cpt, 20Apt, 20Bpt, 20Cpt; 286/11Cpt, 287/3pt, 4, 5Apt, 5B, 5C, 5D, 6A, 6B, 7Ept, 7Fpt, 7Gpt, 7Hpt, 7Ipt, 7J, 7K, 8, 9Apt, 9Bpt, 9Cpt, 11pt, 12, 13A, 13B, 14, 15, 16; 288/1pt, 3pt, 4pt, 5pt, 6pt, 7pt, 8pt, 9A, 9B, 9C, 9D, 9E, 10, 11A, 11B, 12A, 12B; 289/2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 3D, 4; 290/15Cpt, 15Dpt, 15Ept,15F, 15G, 15H, 15I - Site extent 33903.56 sq.m.- FSI area of 11189.26 sq.m, 5 Blocks (85 Dwelling Unit) – Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Mr.K.Aravind Kumar, Mr.K.Bharat Doshi, Mrs.B.Zeenath Doshi, Online Application Reference No. SWP/BPA/0012690/2023, Dated:14.08.2024, 31.12.2023, 14.02.2024, 19.03.2024 & 09.05.2024.
2. The Assistant Director, Chengalpattu District Town & Country Planning office, Inspection Report, Dated: 24.08.2023.
3. Director of Town and Country planning, Chennai Technical concurrence issued on dated.14.05.2024.
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 board charge, CC Charges and Security Deposit respectively dated. 21.05.2024
19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges and Security Deposit received from the applicant respectively on 14.08.2023 and 11.06.2024.
20. Resolution No.02, of 184th Mamallapuram Local Planning Authority, Dated :18.07.2023.
21. Block Development Officer, Thiruporur Panchayat Union letter no.009/2022/B3, date.16.05.2024.

*****

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 Group Development - Residential building at Chengalpattu District, Mamallapuram Local Planning Area, Tiruporur Taluk / Panchayat union, Thiruvidanthai Village, S.F.Nos.285/19Apt, 19Bpt, 19Cpt, 20Apt, 20Bpt, 20Cpt; 286/11Cpt, 287/3pt, 4, 5Apt, 5B, 5C, 5D, 6A, 6B, 7Ept, 7Fpt, 7Gpt, 7Hpt, 7Ipt, 7J, 7K, 8, 9Apt, 9Bpt, 9Cpt, 11pt, 12, 13A, 13B, 14, 15, 16; 288/1pt, 3pt, 4pt, 5pt, 6pt, 7pt, 8pt, 9A, 9B, 9C, 9D, 9E, 10, 11A, 11B, 12A, 12B; 289/2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H, 3A, 3B, 3C, 3D, 4; 290/15Cpt, 15Dpt, 15Ept,15F, 15G, 15H, 15I - Site extent 33903.56 sq.m.- FSI area of 11189.26 sq.m, 5 Blocks (85 Dwelling Unit) – Technical Clearance number is assigned as **B.P/DTCP No.210/2024.**

The Proposed Group Development - Residential 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 20th cited above.

The site boundary has been earmarked as "1 to 30 & 31 to 60".

T**he area statement for the Proposed Group Development Residential Building is as below.:-**

Area of Site - 33903.56 Sq.m.

Road area to be gifted – 2981.63sq.m

Proposed site area – 30921.93 sq.m (Road area excluded)

Group Development - Residential Building area statement:

Description	FSI (Sqm)	Non FSI Area (Sqm)	Total Built-up Area (Sqm)	No of Dwelling Units
Block – 1 (Residential)				
Combined StiltFloor	-	4603.43	4603.43	Parking
Block – 01 (A1)				
First Floor	1255.64	-	1255.64	10
Second Floor	1101.37	-	1101.37	
Block – 01 (A2)				
First Floor	661.82	-	661.82	5
Second Floor	549.80	-	549.80	
Block – 01 (A3)				
First Floor	294.41	-	294.41	2
Second Floor	223.08	-	223.08	

Block – 01 (A4)				
First Floor	164.89	-	164.89	1
Second Floor	127.19	-	127.19	
Block – 01 (A5)				
First Floor	164.89	-	164.89	1
Second Floor	127.19	-	127.19	
Sub Total	4670.28	4603.43	9273.71	**19**
Block – 2 (Residential)				
Ground Floor	989.57	-	989.57	13
First Floor	1164.21	-	1164.21	13
Second Floor	1163.59	-	1163.59	13
Third Floor	1170.59	-	1170.59	13
Fourth Floor	1068.38	-	1068.38	11
Fourth Floor (Yoga & Gym)	133.71	-	133.71	-
Terrace Floor	-	58.30	58.30	-
Sub Total	**5690.05**	**58.30**	**5748.35**	**63**
Block – 3				
Ground Floor	152.93	-	152.93	1
First Floor	123.38	-	123.38	
Sub Total	**276.31**	**-**	**276.31**	**1**
Block – 4				
Ground Floor	152.93	-	152.93	1
First Floor	123.38	-	123.38	
Sub Total	**276.31**	**-**	**276.31**	**1**
Block – 5				
Ground Floor	152.93	-	152.93	1
First Floor	123.38	-	123.38	
Sub Total	**276.31**	**-**	**276.31**	**1**
Grand Total	**11189.26**	**4661.73**	**15850.99**	**85**

Total FSI Area – 11189.26 sq.m

F.S.I – 0.362

1. With the above area, the Planning Permission is given to the proposed Group Development Residential building. As per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Group Development Residential building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.62/2024.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **27.06.2024** to **26.06.2032** vide reference Government order 17th 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) The OSR 1 earmarked as (A1 to A20) 2575.90 sqm and OSR 2 earmarked as (A21 to A28) 516.88 sqm, Total 10% OSR area 3092.78 sq.m shown in the site plan have been handed over to local body gift deed no.12942/2024, dated.19.06.2024.

2) East to west 9.0m wide road and North to South 7.20m wide road total area 2981.63 sq.m earmarked as B1-B68 shown in the site plan have been handed over to local body gift deed no.12942/2024, dated.19.06.2024.

3) No objection certificate for culvert to be obtained from Block Development officer before issue of planning permission.

4) In the applicant request letter dated:03.05.2024, mentioned as Residential for retirement community homes. Hence, all provisions should be provided as per TNCDBR, 2019 rule no.43.

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 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.

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.

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.

10) 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.

11) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.

GENERAL CONDITIONS:

1. As per TNCD & BR,2019, Rule 44 (1)(2) Solar water heating system to be provided to the proposed 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.
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.1,27,094/-** Payment Receipt 2023081412690, Transaction ID 3820844579940, Date. 14.08.2023.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 2024061112690, Transaction ID 9522652597618, Date. 11.06.2024.
3. Centage Charge for Building: **Rs.14,600**/- Payment Receipt 2024061112690, Transaction ID 9522652597618, Date. 11.06.2024.
4. Infrastructure and Amenities Charges:**Rs.42,15,000**/- Payment Receipt 2024061112690, Transaction ID 9522652597618, Date. 11.06.2024.
5. Completion Certificate: **Rs.1,73,285**/- Payment Receipt 2024061112690, Transaction ID 9522652597618, Date. 11.06.2024.
6. Security Deposit: **Rs.21,07,500**/- ICICI Bank, Nungambakkam Branch, Bank Guarantee Reference no.0009NDDG00036525 Issued date.14.06.2024.
7. Display Board Charges: Rs.**1,500**/- Payment Receipt 2024061112690, Transaction ID 9522652597618, Date. 11.06.2024.
8. Development Charges for Land : **Rs.1,36,000/-** Payment Receipt 2024061112690, Transaction ID 9522652597618, Date. 11.06.2024.
9. Development Charges for Building: **Rs.1,93,200/-** Payment Receipt 2024061112690, Transaction ID 9522652597618, Date. 11.06.2024.

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

Encl:
Drawing Sheet No.1 to 9

Copy:-

1. **Mr.K.Aravind Kumar, Mr.K.Bharat Doshi,**
Mrs.B.Zeenath Doshi,
532/1088 PH RIOAD, Vepery,
Purasawakkam, Chennai 600007
Ph.No. 8825870073
Email ID. housing@gtgroup.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.





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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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