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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no:SWP/BPA/353674/2024

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,
Muttukadu Panchayat,
Kazhipattur Village,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **Non- High Rise Building – Residential Building** - District Town and Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk and Thiruporur Panchayat union, Muttukadu Panchayat, Kazhipattur village, S.F.Nos. 257/1A1, 257/1A2A, 257/1A2B, 257/1B, 257/2A, 257/2B1, 257/2B2, 257/2C with a Site Area of 19650.00 Sq.m - FSI Area of 39165.85 Sq.m (355 Dwelling units) - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant **M/s.Emerald Haven Builders Private Limited,** Online Application Reference No. SWP/BPA/0353674/2024, dt:20.09.2024.
2. Assistant Director / Member Secretary, Mamallpuram LPA, District Town and Country Planning Office, Chengalpattu Inspection Report of Online Application No.SWP/BPA/353674/2024, Dated:28.09.2024

3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0353674/2024, dated: 12.11.2024.
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 Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit charges respectively dated.16.11.2024.
19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit received from the applicant respectively on 20.09.2024 and 20.11.2024.
20. Resolution No.07, of 189 Mamallapuram Local Planning Authority, Dated :13.12.2024.
21. Environmental clearance, SEIAA- EC Identification No.EC24C3801TN5654215N,File No.11240,Category:B2, Dated: 04.11.2024.

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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 **Non-High Rise Residential Building** at Chengalpattu District – Thiruporur taluk and Thiruporur Panchayat union, Muttukadu Panchayat, Kazhipattur village, S.F.Nos. 257/1A1, 257/1A2A, 257/1A2B, 257/1B, 257/2A, 257/2B1, 257/2B2, 257/2C with a Site Area of 19650.00 Sq.m - FSI Area of 39165.85 Sq.m (355 Dwelling units)– Technical Clearance number is assigned as **B.P/DTCP No.538/2024.**

As per 189th of Mamallapuram Local Planning Authority Meeting Resolution No.07, vide 20 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as “1 to 6”

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

Total Area of the Site – 19650.00 sq.m

Sl. No.	Typical Block Name & Floor Name	FSI Area	Non FSI Area	Total Built area	Dwellingunit
	Block1,2,3				-
	Combined Basement	350.65	11649.83	12000.48	-
Block-1 (Residential)					
	Ground Floor	3756.51	107.75	3864.26	29 Units
	First Floor	3743.34	-	3743.34	35 Units
	Second Floor	3743.34	-	3743.34	35 Units
	Third Floor	3743.34	-	3743.34	35 Units
	Fourth Floor	3743.34	-	3743.34	35 Units
	Fifth Floor	3641.96	-	3641.96	31 Units
	Terrace Floor	-	189.77	-	-
	Sub Total	22371.83	297.52	22669.35	200 units
Block- 2 (Residential)					
	Ground Floor	1758.05	223.76	1981.81	13 Units
	First Floor	1852.72	-	1852.72	15 Units
	Second Floor	1882.45	-	1882.45	15 Units
	Third Floor	1870.34	-	1870.34	15 Units
	Fourth Floor	1850.26	-	1850.26	15 Units
	Fifth Floor	1641.35	-	1641.35	12 Units
	Terrace Floor	-	135.67	135.67	-
	Sub Total	10855.17	359.43	11214.60	85Units
Block- 3 (Residential) – LIG Units					
	Ground Floor	865.60	124.00	989.60	10Units
	First Floor	944.52	-	944.52	12Units
	Second Floor	944.52	-	944.52	12Units
	Third Floor	944.52	-	944.52	12Units
	Fourth Floor	944.52	-	944.52	12Units
	Fifth Floor	944.52	-	944.52	12Units
	Terrace Floor	-	71.63	71.63	-
	Sub Total	5588.20	195.63	5783.83	70 Units
	Security-01	-	5.76	5.76	-
	Security-02	-	5.76	5.76	-
	Total	**39165.85**	**12513.93**	**51679.78**	**355 units**

Total FSI Area - 39165.85sqm

LIG Units Provided Details:

Total FSI Area : 39165.85 sq.m
LIG Unit Required Area (10%) = 3916.59 sq.m
LIG Units Provided (14.27%) = 5588.20 sq.m
No of LIG Units Provided = 70 Units (Below 60sqm).
14.27% LIG Units provided. Hence Shelter Fund Charges Not applicable.

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.98/2024.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **17.12.2024** to **16.12.2032** vide reference Government order 17th cited above.
3. The Proposed Residential Building placed in 189th MLPA Meeting and got Resolution for Planning Permission vide reference letter 20th 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 (earmarked as A1 to A6) 1966.08 sq.m shown in the site plan have be handed over to local body Document no.25034/2024, dated.25.11.2024.
2) Conditions stipulated in the Environmental Clearance cited in the reference 21 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
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 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 1/3rd 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. 1,33,425/-** Payment Receipt 20240920353674, Transaction ID 5903553872833, Date.20.09.2024.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 20241120353674, Transaction ID 6898596045425, Date.20.11.2024.
3. Centage Charge for Building: **Rs.37,000**/- Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.
4. Infrastructure and Amenities Charges: **Rs. 1,47,18,750**/- Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.

5. Completion Certificate: **Rs.5,62,905**/- Payment Receipt 20240926185481, Transaction ID 6898596045425, Date.20.11.2024.
6. Security Deposit : **Rs. 73,59,375/-** Payment Receipt 20240926185481, Transaction ID 6898596045425, Date.20.11.2024.
7. Display Board Charges: Rs.**1,500**/- Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.
8. Development Charges for Land: **Rs.78,600/-** Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.
9. Development Charges for Building: **Rs.6,27,600/-** Payment Receipt 20240926185481, Transaction ID 1684977545315, Date.26.09.2024.

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

Encl:
Drawing no of sheets.1 to 13

Copy: -
M/s. Emerald Haven Builder Private Limited,
4th Floor, Ispahani Centre,
Nungambakkam High Road,
Thousand Lights, Nungambakkam,
Egmore, Chennai - 600034
Ph.No: 8056067860
Email Id. v.deenadayalan@tvsemerald.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

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2024.12.17 17:46:23



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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We're honored to be part of your real estate journey

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