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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/315302/2024

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
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **HIGH RISE RESIDENTIAL BUILDING** - District Town and Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk and panchayat union, Muttukadu Panchayat and Village, S.F.No.95 / 52 with a Site Area of 3370 Sq.m (As per Patta) - FSI Area of 12106.89 Sq.m (55 Dwelling Units) - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant. **M/s.Raj Paris Civil Constructions, Represented by its Partners Mr.Satchidanandam Rajkumar and Mr.Jeyakumar** Online Application Reference No.SWP/BPA/315302/ 2024, Dated:19.09.2024.
2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No.SWP/BPA/315302/ 2024, Dated:20.09.2024.

3. HRB Meeting held on 21.02.2025 (Subject No.7)
4. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/ 0315302/2024, dated:02.04.2025
5. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
6. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.
7. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
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.54, Housing and Urban Development Department, Dated: 12.03.2020.
11. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.
12. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)
13. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai (Circular)
14. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
15. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
16. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020
17. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai (Circular)

18. 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).
19. G.O.(Ms).No.95,Housing and Urban Development,UD4(1) Department, Dated: 04.08.2023.
20. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.54 / C1 / 2025, P.P.NOC 03 / 2025, Dated: 02.01.2025.
21. Airport Authority of India NOC No. CHEN/ SOUTH/ B/ 010625/ 1468859, Dated 17.01.2025.
22. Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk, Chennai on 11.03.2025.
23. Block Development Officer, Tiruporur Panchayth Union letter No.0671/2025/A3, Dated: 25.03.2025 (South side Road Certificate)
24. Resolution No.02, of 191 Mamallapuram Local Planning Authority, Dated : 09.05.2025.
25. Demand raised for payment of Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Security Deposit, Shelter Charges, Premium FSI Charges and OSR Charges dated.23.04.2025.
26. Payment of Scrutiny Fees, Centage charges, I&A Charges, Development Charges, Display board, CC Charges, Shelter Charges, Premium FSI Charges, Security Deposit and OSR charges received from the applicant respectively on 19.19.2024, 22.04.2025 and 25.04.2025.

*****

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 **High Rise Residential Building** at Chengalpattu

District – Thiruporur taluk and panchayat union, Muttukadu Panchayat and Village, S.F.No.95 / 52 with a Site Area of 3370 Sq.m (As per Patta) - FSI Area of 12106.89 Sq.m (55 Dwelling Units) – Technical Clearance number is assigned as **B.P/DTCP No.155/2025.**

As per 191th of Mamallapuram Local Planning Authority Meeting Resolution No.02, vide 24 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as **" A to D"**

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

Total Area of the Site – 3370.00 Sqm (As per patta)

Description	FSI Area in Sq.m	Non FSI Area in Sq.m	Deductions	Total Builtup Area in Sq.m	No. of Dwelli ng Units
High Rise Residential Building					
Basement Floor	36.26	2026.32 (Parking)		2062.58	-
Stilt Floor	126.15	729.02 (Parking)		855.17	-
1st Floor	817.20	-	39.41	817.20	04
2nd Floor	844.00	-	12.61	844.00	04
3rd Floor	856.94	-	12.61	856.94	04
4th Floor	856.94	-	12.61	856.94	04
5th Floor	856.94	-	12.61	856.94	04
6th Floor	856.94	-	12.61	856.94	04
7th Floor	856.94	-	12.61	856.94	04
8th Floor	856.94	-	12.61	856.94	04
9th Floor	856.94	-	12.61	856.94	04
10th Floor	856.94	-	12.61	856.94	04
11th Floor	856.94	-	12.61	856.94	04
12th Floor	856.94	-	12.61	856.94	04
13th Floor	856.94	-	12.61	856.94	04
14th Floor	856.94	-	12.61	856.94	03
Terrace Floor	-	179.42	-	179.42	-
Sub Total	12106.89	2934.76	203.34	15041.65	55
Security Cabin					
Ground floor	-	5.78	-	5.78	-
Sub Total	**12106.89**	**2940.54**	**203.34**	**15047.43**	**55**

Total FSI Area = 12106.89 sq.m
FSI Achieved = 3.593

1. With the above area, the Planning Permission is given to the proposed High Rise Residential Building as per the Town and Country Planning Act 1971, Section 49, with the following special and general conditions. The Revision and Proposed High Rise Residential Building planning Permission is numbered as **SWP/B.P/M.L.P.A (CD-5) No.50/2025.**
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **20.05.2025** to **19.05.2033** vide reference Government order 18th cited above.
3. The Proposed Residential Building placed in 191th MLPA Meeting and got Resolution for Planning Permission vide reference letter 24th 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) As per reference 17th cited circular and 19th cited Government order, Open space reservation charges is to be collected from the applicant in 26th Cited above.
2) Premium FSI charges is to be collected from applicant in 26th Cited above.
3) Conditions stipulated in the Noc cited in the reference 20 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
4) Conditions stipulated in the Airport Authority NOC for height clearance cited in the reference 21 issued by Airport Authority of India is to be followed scrupulously.
5) Structural Design and drawings generally reviewed by Superintending Engineer, Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification.
6) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation Swimming Pool.

7) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
8) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
9) 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.
10) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
11) 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. The Directorate of Town and Country Planning Department is not the right organization to decide on this.
12) 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.
13) 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 High Rise 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 Water Supply, Dated:04.02.201 9& 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. 36,484/-** Payment Receipt 20240919315302, Transaction ID 8132262250513, Date.19.09.2024.
2. OSR Charges: **Rs. 1,20,08,995**/- Payment Receipt 20250422315302, Transaction ID 8920283701319, Date.22.04.2025.
3. Centage Charge for Land : **Rs. 300**/- Payment Receipt 20250425315302, Transaction ID 0095455195717, Date.25.04.2025.
4. Centage Charge for Building: **Rs. 16,000**/- Payment Receipt 20250425315302, Transaction ID 0095455195717, Date.25.04.2025.
5. Infrastructure and Amenities Charges: **Rs. 47,25,000**/- Payment Receipt 20250425315302, Transaction ID 0095455195717, Date.25.04.2025.
6. Security Deposit: **Rs. 23,62,500**/- Payment Receipt 20250425315302, Transaction ID 0095455195717, Date.25.04.2025.
7. Completion Certificate: **Rs. 1,66,881**/- Payment Receipt 20250425315302, Transaction ID 0095455195717, Date.25.04.2025.

8. Display Board Charges: **Rs.10,000/-** Payment Receipt 20250425315302, Transaction ID 0095455195717, Date.25.04.2025.
9. Shelter Charges: **Rs. 37,51,441/-** Payment Receipt 20250425315302, Transaction ID 0095455195717, Date.25.04.2025.
10. Premium FSI Charges: **Rs. 2,06,05,080/-** Payment Receipt 20250425315302, Transaction ID 0095455195717, Date.25.04.2025.
11. Development Charges for land: **Rs.13,520/-** Payment Receipt 20250425315302, Transaction ID 0095455195717, Date.25.04.2025.
12. Development Charges for Building: **Rs. 1,86,060/-** Payment Receipt 20250425315302, Transaction ID 0095455195717, Date.25.04.2025.
13. Flag Day Fund **Rs.4,000/-** Receipt No: FD/FUND/1177152, Acknowledgment Ref.No: FL15693368424, Dated:20.05.2025.

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

Encl:
Drawing no of sheets.1 to 4.

Copy: -

1. **M/s.Raj Paris Civil Constructions, Represented by its Partners**
No. 560-562, Century Plaza, 7th Floor - E,
Anna Salai, Chennai, Mylapore - 600018
Ph : 7358195852

Email. rajparis@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



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