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DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/398268/2024
ROC No:418/2025/MLPA (CD-5)

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,
Pudupakkam Panchayat
Thiruporur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **Non-High Rise Building - Residential Building** - District Town and Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Vandalur taluk, Thirupour panchayat union, Pudupakkam Panchayat and village, S.F.Nos. 167/2, 3, 4A, 5A, 5B, 6, 7, 9, 10, 11, 12B; 168/2, 3, 4, 5A, 5B, 6, 7, 14; 180/2, 3A, 3B, 4, 6A, 6B, 7, 8, 9A, 9B; 208/1, 2; 209/1A, 1B, 1C, 1D, 1E, 2A, 2B, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14A, 14B, 15, 16A, 16B, 17A, 17B, 17C, 18A, 18B, 18C, 19; 210/4B1B, 6B, 9B, 11, 13 with a Site Area of 34453. 00 Sq.m - FSI Area of 66707.69 Sq.m (469 Dwelling units) - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:
1. Applicant. **M/s.Exotia Builder Private Limited,** OnlineApplication Reference No. SWP/BPA/ 398268/2024, Dated:25.11.2024.

2. Assistant Director / Member Secretary, Mamallapuram LPA, District Town and Country Planning Office, Chengalpattu Inspection Report of Online Application No.SWP/BPA/0398268/2024,Dated:05.12.24.
3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/ 0398268/2024, dated:04.02.2025.
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.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, CC Charges, Security Deposit, Satellite Town Charges and Shelter Charges respectively dated.10.02.2025.
19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board, CC Charges and Security Deposit received from the applicant respectively on 25.11.2024 and 13.02.2025.
20. Resolution No.05, of 190 Mamallapuram Local Planning Authority, Dated : 05.03.2025.
21. Executive Engineer, Water Resource Department, Lower Palar basin Division, Kancheepuram letter No. EE VA A3/KO.28 (Noc-inundation-Pudupakkam) / 2024, Dated: 17.12.2024.
22. Executive Engineer, Water Resource Department, Lower Palar basin Division, Kancheepuram letter No. EE VA A3/KO.28 (Sirupalam-pudupakkam) / 2025, Dated: 23.01.2025.
23. Executive Engineer, Water Resource Department, Lower Palar basin Division, Kancheepuram letter No.VA P/VA AA1 /KO.349 (Sirupalam-pudupakkam) / 2025, Dated: 28.01.2025.

24. Environmental clearance EC Identification No.EC24C3801TN5802268N, File No.11540, Category:B2, Dated:11.01.2025.

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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 – Vandalur taluk, Thirupour panchayat union, Pudupakkam Panchayat and village, S.F.Nos. 167/2, 3, 4A, 5A, 5B, 6, 7, 9, 10, 11, 12B; 168/2, 3, 4, 5A, 5B, 6, 7, 14; 180/2, 3A, 3B, 4, 6A, 6B, 7, 8, 9A, 9B; 208/1, 2; 209/1A, 1B, 1C, 1D, 1E, 2A, 2B, 3, 4, 5, 6, 7, 8, 10, 11, 12, 13, 14A, 14B, 15, 16A, 16B, 17A, 17B, 17C, 18A, 18B, 18C, 19; 210/4B1B, 6B, 9B, 11, 13 with a Site Area of 34453. 00 Sq.m - FSI Area of 66707.69 Sq.m (469 Dwelling units) – Technical Clearance number is assigned as **B.P/DTCP No.64/2025.**

As per 190th of Mamallapuram Local Planning Authority Meeting Resolution No.05, vide 20 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as **"1 to 18, 19 to 77, 78 to 95, 96 to 115"**

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

Total of the Site – 34453.00 sq.m (As per patta)

Total of the Site – 34814.81 sq.m (As per Document)

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

Proposed Residential building Area Statement in sqm

Sl. No.	Building Details	FSI Area	Non FSI Area	Total Built up area Excluding Deduction	Dwelling unit Nos.	Deduction OTS and Duct	Dwelling unit
1	**Combined Basement (Block 3 & 4)**						
	Basement floor	157.69	8213.03	8370.72	Parking & Pump room		
2	**Block – 1 - Residential**						
	Basement Floor	61.79	4499.76	4561.55	Parking & Pump room		
	Ground Floor	2590.62	22.32	2612.94	B1-A001 to A011, B1-A0014 B1- B001 to B006	2 65.09	18
	First Floor	2626.35	-	2626.35	B1-A101 to A114, B1- B101 to B106	239.94	20
	Second Floor	2652.27	-	2652.27	B1-A201 to A214, B1 - B201 to B206	214.02	20
	Third Floor	2652.27	-	2652.27	B1-A301 to A314, B1- B301 to B306	214.02	20
	Fourth Floor	2652.27	-	2652.27	B1-A401 to A414, B1- B401 to B406	214.02	20
	Fifth Floor	2652.27	-	2652.27	B1-A501 to A514, B1- B501 to B506	214.02	20

	Terrace Floor	-	55.32	55.32		-	
	Sub Total	**15887.84**	**4577.40**	**20465.24**		**1361.11**	**118**
3	**Block – 2 - Residential**						
	Basement Floor	89.61	4632.52	4722.13	Parking		
	Ground Floor	2733.45	21.60	2755.05	B2-A001 to A010, B2- A012, A013, B2-B001 to B007	355.36	19
	First Floor	2782.02	-	2782.02	B2-A101 to A113, B2- B101 to B107	317.36	20
	Second Floor	2807.94	-	2807.94	B2-A201 to A213, B2-B201 to B207	291.43	20
	Third Floor	2807.94	-	2807.94	B2-A301 to A313, B2- B301 to B307	291.43	20
	Fourth Floor	2807.94	-	2807.94	B2-A401 to A413, B2- B401 to B407	291.43	20
	Fifth Floor	2807.94	-	2807.94	B2-A501 to A513, B2- B501 to B507	291.43	20
	Head Room	-	61.25	61.25	-		
	Sub Total	**16836.84**	**4715.37**	**21552.21**		**1838.44**	**119**
	Block – 3 - Residential						
	Ground Floor	2982.79	22.20	3004.99	B3-A001 to A005, B3- A007	333.71	20

					to A011 B3-B001 to B010		
	First Floor	3041.15	-	3041.15	B3-A101 to A111, B3- B101 to B110	275.34	21
	Second Floor	3068.14	-	3068.14	B3-A201 to A211, B3- B201 to B210	248.35	21
	Third Floor	3069.06	-	3069.06	B3-A301 to A311, B3 - B301 to B310	247.43	21
	Fourth Floor	3068.14	-	3068.14	B3-A401 to A411, B3- B401 to B410	248.35	21
	Fifth Floor	3068.14	-	3068.14	B3-A501 to A511, B3- B501 to B510	248.35	21
	Terrace floor	-	100.42	100.42		-	-
	Sub Total	**18297.42**	**122.62**	**18420.04**		**1601.53**	**125**
	Block – 3 –Amenity Block						
	Ground Floor	309.44	5.00	314.44		3.84	-
	First Floor	283.93	-	283.93		29.35	-
	Second Floor	309.44	-	309.44		3.84	-
	Third Floor	309.44	-	309.44		3.84	-
	Sub Total	**1212.25**	**5.00**	**1217.25**		**40.87**	-
	Block – 4						
	Ground Floor	2449.40	22.82	2472.22	B4-C001, B4-C003 to B4-C010, B4- D001 to D008	141.93	17

	First Floor	2367.65	-	2367.65	B4-C101 to B4-C110, B4-D101 To D108	223.68	18
	Second Floor	2367.65	-	2367.65	B4-C201 to B4-C210 B4-D201 to B4-D208	223.68	18
	Third Floor	2367.65	-	2367.65	B4-C301 to B4-C310 B4-D301, B4-D308	223.68	18
	Fourth Floor	2367.65	-	2367.65	B4-C401 to B4-C410 B4-D401, B4-D408	223.68	18
	Fifth Floor	2367.65	-	2367.65	B4-C501 to B4-C510 B4-D501, B4-D508	223.68	18
	Terrace floor	-	56.07	56.07		-	-
	Sub Total	**14287.65**	**78.89**	**14366.54**		**1260.33**	**107**
	OWC	28.00	-	28.00	-	-	-
	Security Cabins	-	23.04	23.04	-	-	-
	Total	**66707.69**	**17735.35**	**84443.04**	-	**6102.28**	**469**

Proposed Total FSI Area: 66707.69 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.21/2025.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **14.03.2025** to **13.03.2033** vide reference Government order 17th cited above.

3. The Proposed Residential Building placed in 190th 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 A to W) 3258.43sqm shown in the site plan have been handed over to local body Gift deed document no:2574 of 2025, Dated:07.02.2025.

2) Approach road -1 for OSR (earmarked as A1 to A16) 1089.75sqm, Approach road - 2 for OSR (earmarked as B1 to B7) 184.54sqm, Approach road-3 for Pond and Adjacent land (earmarked as C1 to C14) 990.63sqm shown in the site plan have been handed over to local body Gift deed document no:2574 of 2025, Dated:07.02.2025.

3) Conditions stipulated in the Culvert Noc cited in the reference 14 to 15 issued by Executive Engineer, Water Resource Department, Lower Palar basin Division, Kancheepuram is to be followed scrupulously.

4) Conditions stipulated in the Noc (Inundation Point of View) cited in the reference 13 issued by Executive Engineer, Water Resource Department, Lower Palar basin Division, Kancheepuram is to be followed scrupulously.

5) Conditions stipulated in the Environmental Clearance cited in the reference 16 issued by State Level Environment Impact Assessment Authority, Tamil

Nadu is to be followed scrupulously.

6) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of 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 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.2,18,019/-** Payment Receipt 20241125398268, Transaction ID 1959229769835, Date.25.11.2024.
2. Centage Charge for Land: **Rs.300**/- Payment Receipt 20250213398268, Transaction ID 6093499983516, Date.13.02.2025.
3. Centage Charge for Building: **Rs.50,000**/- Payment Receipt 20250213398268, Transaction ID 6093499983516, Date.13.02.2025.
4. Infrastructure and Amenities Charges: **Rs.2,50,31,250**/- Payment Receipt 20250213398268, Transaction ID 6093499983516, Date.13.02.2025.
5. Completion Certificate: **Rs.9,14,855**/- Payment Receipt 20250213398268, Transaction ID 6093499983516, Date.13.02.2025.
6. Display Board Charges: **Rs.1500/-** Payment Receipt 20250213398268, Transaction ID 6093499983516, Date.13.02.2025.
7. Development Charges for Land: **Rs.1,37,812/-** Payment Receipt 20250213398268, Transaction ID 6093499983516, Date.13.02.2025.
8. Development Charges for Building: **Rs.10,20,000/-** Payment Receipt 20250213398268, Transaction ID 6093499983516, Date.13.02.2025.

9. Shelter Charges: **Rs. 58,13,363/-** Payment Receipt 20250213398268, Transaction ID 6093499983516, Date.13.02.2025.
10. Premium FSI : **Rs. 15,54,375/-** Payment Receipt 20250213398268, Transaction ID 6093499983516, Date.13.02.2025.
11. Satellite Town Charges: **Rs. 8,61,325/-** Payment Receipt 20250213398268, Transaction ID 6093499983516, Date.13.02.2025.
12. Security Deposit: **Rs.1,25,15,625**/- ICICI Bank, Bank Guarantee No: 0350NDDG00005825, Issuing date:12.02.2025. Expiry date: 11.02.2033.

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

Encl:

1. Drawing no of sheets.1 to 23.
2. Original Gift deed Document no: 2574 of 2025, Dated:07.02.2025.

Copy: -

1.M/s. Exotia Builder Pvt Ltd rep by R Sumanth Krishna,
111/59, LB Road, Thiruvanmiyur,
Chennai - 600041
Ph : 7845763392.
Email.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:2025.03.14 11:53:27



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