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DIGITALLY VERIFIED RECORD

DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION
Online Reference no: SWP/BPA/777400/2026

From:
Thiru.G.Krishna Kumar, B.E., M.Plan,
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,
Thaiyur Panchayat,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/Madam,

Subject: **Non High Rise Residential Building** - District Town and Country Planning, Chengalpattu - Mamallapuram Local Planning Authority - Chengalpattu District – Thiruporur taluk and Panchayat union, Thaiyur Panchayat, Thaiyur 'A' village, SF.Nos. 478/1A1A1A1A1, 478/1A1B, 478/1A2B – Site Extent – 27715.00 sq.m (As per patta) – Total FSI area – 22938.60 sq.m– Technical Concurrence issued for the proposed construction of Residential Building - Technical Concurrence issued - Planning Permission issued - Forwarded for further action – Regarding.

Reference:

1. Applicant . **M/s.Felixa Builder Private Ltd**, Online Application Reference No. SWP/BPA/0777400/2026, Dated:12.02.2026.
2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office Inspection Report of Online Application No. SWP/ BPA/ 0777400 / 2026, Dated:12.02.2026.
3. Director of Town and Country planning, Chennai Technical concurrence issued application no: SWP/BPA/0777400/2026, dated: 24.02.2026.
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. Resolution No.03, of 196 Mamallapuram Local Planning Authority, Dated :07.03.2026.
19. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter fund charges respectively dated.25.02.2026
20. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Security Deposit and Shelter Fund charges received from the applicant respectively on 12.02.2026 and 16.03.2026.

*****

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

Panchayat union, Thaiyur Panchayat, Thaiyur 'A' village, SF.Nos. 478/1A1A1A1A1, 478/1A1B, 478/1A2B – Site Extent – 27715.00 sq.m (As per patta) – Total FSI area – 22938.60 sq.m – Technical Clearance number is assigned as **B.P/DTCP No.145/2026.**

As per 196th of Mamallapuram Local Planning Authority Meeting Resolution No.03, vide 18 cited above, planning permission is granted for this proposal.

The boundary of the site has been marked as "1 to 10"

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

Total Area of the Site – 27715.00 sq.m (As per Patta)

Approach road for OSR (To be gifted road) : 334.71Sqm

Total Area of the Site – 27380.29 sq.m (Super imposed)

Residential Building Area details

Building Details	FSI area in Sq.m	Non FSI area in Sq.m	Total Build up area in Sq.m	No of Dwelling Units
Block-01 - Residential				
Ground Floor	1993.85	-	1993.85	20 Units
First Floor	1784.61	-	1784.61	
Head Room	-	229.20	229.20	
Sub Total	**3778.46**	**229.20**	**4007.66**	
Block-02 - Residential				
Ground Floor	799.72	-	799.72	8 Units
First Floor	713.84	-	713.84	
Head Room	-	91.68	91.68	
Sub Total	**1513.56**	**91.68**	**1605.24**	
Block-03 - Residential				
Ground Floor	795.52	-	795.52	8 Units
First Floor	712.01	-	712.01	
Head Room	-	91.68	91.68	
Sub Total	**1507.53**	**91.68**	**1599.21**	
Block-04 - Residential				
Ground Floor	1511.04	-	1511.04	
First Floor	1334.99	-	1334.99	15 Units
Head Room	-	171.90	171.90	
Sub Total	2846.03	171.90	3017.93	
Block-05 - Residential				
Ground Floor	349.12	-	349.12	3Units
First Floor	312.38	-	312.38	
Head Room	-	42.48	42.48	

Sub Total	**661.50**	**42.48**	**703.98**	
Block-06 - Residential				
Ground Floor	1407.45	-	1407.45	16Units
First Floor	1250.90	-	1250.90	
Head Room	-	183.36	183.36	
Sub Total	**2658.35**	**183.36**	**2841.71**	
Block-07 - Residential				
Ground Floor	1585.05	-	1585.05	18Units
First Floor	1407.10	-	1407.10	
Head Room	-	206.28	206.28	
Sub Total	**2992.15**	**206.28**	**3198.43**	
Block-08 - Residential				
Ground Floor	177.25	-	177.25	02Units
First Floor	156.50	-	156.50	
Head Room	-	22.92	22.92	
Sub Total	**333.75**	**22.92**	**356.67**	
Block-09 - Residential				
Ground Floor	1629.92	-	1629.92	14Units
First Floor	1435.18	-	1435.18	
Head Room	-	195.54	195.54	
Sub Total	**3065.10**	**195.54**	**3260.64**	
Block-10 - Residential				
Ground Floor	219.63	-	219.63	02Units
First Floor	195.26	-	195.26	
Head Room	-	25.62	25.62	
Sub Total	**414.89**	**25.62**	**440.51**	
Block-11 - Residential				
Ground Floor	1164.85	-	1164.85	11Units
First Floor	1042.71	-	1042.71	
Head Room	-	144.96	144.96	
Sub Total	**2207.56**	**144.96**	**2352.52**	
Block-12 – Club House				
Basement Floor	112.72	181.44	294.16	-
Ground Floor	268.90	-	268.90	
First Floor	248.66	-	248.66	
Second Floor	268.90	-	268.90	
Head Room	-	46.04	46.04	
Sub Total	**899.18**	**227.48**	**1126.66**	
Block-13 – Retail shop				
Ground Floor	60.54	-	60.54	
Total	**22938.60**	**1633.10**	**24571.70**	**117 Units**

Total FSI area : 22938.60 sq.m

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 High Rise Residential Building Planning Permission is numbered as **SWP/B.P/M.L.P.A(CD-5)No.34/2026.**

2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **18.03.2026** to **17.03.2034** vide reference Government order 19th cited above.

3. The Proposed Residential Building placed in 195th 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) OSR (earmarked as "A1 to A4 ") area 2742.51Sqm and approach road for OSR (earmarked as "B1 to B4") 334.71Sqm is has been handed over to local body Giftdeed document no.1684/2026, Dated:26.02.2026.
2) Necessary Environmental Clearance is to be obtained before issue of building Permission by Concerned Local Body as per the G.O.No:185, Housing and Urban Development (UD3(2)) Department dated:09.10.2024
3) As per GO cited in the reference 12th, For residential buildings except buildings up to 14m in height not exceeding eight (8) dwelling units or 750 square meters of built-up area, a charging point for Electric Vehicles shall be provided for each of the required car parking space and two wheeler parking space. In buildings where the number of dwelling units exceeds 50, car and two wheeler parking space earmarked for visitors shall be provided with fast charging points.

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 Construction 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.89,702/-** Payment Receipt 20260212777400, Transaction ID 7904893688519, Date.12.02.2026.
2. Shelter Charges : **Rs. 5,97,802/-** Challan Number: 20260316039576, Acct Code. 021602800AB24303, Date.16.03.2026.
3. Centage Charge for Land: **Rs.300**/- Challan Number: 20260316039353, Acct Code. 021703800AA22709, Dated:16.03.2026.
4. Centage Charge for Building: **Rs.18,000**/- Challan Number: 20260316039353, Acct Code. 021703800AA22709, Dated:16.03.2026.
5. Infrastructure and Amenities Charges: **Rs.86,17,500**/- Challan Number: 20260316039353, Acct Code. 021760800AH24399, Dated:16.03.2026.
6. Completion Certificate: **Rs. 2,65,308**/- Payment Receipt 20260316777400, Transaction ID 2457152082619, Date.16.03.2026.

7. Security Deposit: **Rs. 43,08,750**/- Bank Guarantee Reference no: 004GT02260710014, Dated: 12.03.2026.
8. Display Board Charges: Rs.**1500**/- Payment Receipt 20260316777400, Transaction ID 2457152082619, Date.16.03.2026.
9. Development Charges for Land: **Rs.1,10,920/-** Payment Receipt 20260316777400, Transaction ID 2457152082619, Date.16.03.2026.
10. Development Charges for Building: **Rs. 2,95,800/-** Payment Receipt 20260316777400, Transaction ID 2457152082619, Date.16.03.2026.
11. Flag Day Fund **Rs.20,000/-** Receipt No: FD/FUND/2000419, Acknowledgment Ref.No: FL26818807078, Dated:16.03.2026.

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

Encl:
Drawing no of sheets.1 to 12.
Copy: -
M/s. Felixa Builder Pvt Ltd,
Old No. 18, New No. 14, 1St Floor,
Door No. 16, Balaram Road,
Adyar, Guindy, Chennai - 600020
Ph.No: 9600079979
Email Id. official@felixa.in

2. **The Chairman,**
Tamil Nadu Real Estate Regularity Authority,
TNRERA Building, No:133, G-Block,
First Avenue, Anna Nagar (east)
Chennai - 600 102

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2026.03.18 18:23:51

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
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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.