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ASSISTANT DIRECTOR,
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,
CHENGALPATTU DISTRICT

From
Thiru. G.Raghul Kumar, M.E.,
Assistant Director,
District Town and Country Planning,
Chengalpattu District,
124, GST Road, Municipal Shopping complex,
Chengalpattu 603 001.
E-mail: ddcgldistrict@gmail.com
Ph : 044 - 27422144

To
The President,
Kattankulathur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0111811/2024 Date: .07.2024.

Subject : **RESIDENTIAL BUILDING (Affordable Housing) - DISTRICT TOWN AND COUNTRY PLANNING OFFICE, CHENGALPATTU** -–Chengalpattu District, Vandalur Taluk – Kattankulathur Panchayat union, Karanaipudhucheri Village – SF.No.348/6, 350/3A, 350/3B1A, 350/3B1B & 350/42 - Site area of 1702.00 Sq.m. - FSI area of 4425.45 sq.m, Stilt + 5 Floors (18.25m Height), 64 Dwelling units – Technical Approval issued – Forwarded for further action - Regarding.

Reference :

1. Application Reference No. **SWP/BPA/0111811/2024** Scrutiny Reference No. **BVEB5RAM**, Received from Thiru. SATHYASEELAN Dt: 26.01.2024
2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 29.06.2024
3. The Assistant Director, Chengalpattu, Inspection Report Dated: 02.02.2024.
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.79, Housing and Urban Development Department, Dated: 04.05.2017.

11. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai (Circular)

12. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012

13. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, D ated: 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. Joint Director, Agriculture Department, Chengalpattu District, NOC K.No.C2/750/2024, Dated:06.02.2024

17. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges respectively dated. 03.07.2024.

18. Payment of Scrutiny fee received Dt: 26.01.2024 & 03.07.2024 and Centage charges, Infrastructure and Amenities Charges, CC Charges, Security Deposit Charges, Display board charges received from the applicant respectively on 06.07.2024

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the application forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. In the 2nd Cited letter, Chengalpattu District, Vandalur Taluk – Kattankulathur Panchayat union, Karanaipudhucheri Village – SF.No.348/6, 350/3A, 350/3B1A, 350/3B1B & 350/42 - Site area of 1702.00 Sq.m. - FSI area of 4425.45 sq.m, Stilt + 5 Floors (18.25m Height), 64 Dwelling units.

The Technical concurrence for Residential building (Affordable Housing) has been issued marked as **"1 to 5"** and the number is assigned as **SWP/B.P/ DTCP No.263/2024.**

The area statement for the Proposed Residential building (Affordable Housing) is as below.

Area of Site – 1702.00 Sq.m.

Proposed Building Details :-

Residential Building (Affordable Housing) area statement:

Floor	Usage	FSI Area (Sq.m.)	Non FSI Area (Sq.m.)	Total Buildup Area (Sq.m.)	No. of Dwelling Units
Stilt Floor	Parking, Electrical Room, watchman booth	24.00	1098.84	1122.84	Parking
First Floor	Residence	896.48	-	896.48	13
Second Floor	Residence	896.48	-	896.48	13
Third Floor	Residence	896.48	-	896.48	13
Fourth Floor	Residence	896.48	-	896.48	13
Fifth Floor	Residence	896.48	-		12
Terrace Floor	Head Room	-	19.30	19.30	
	Lift Machine Room	-	9.91	9.91	
TOTAL AREA		**4425.45**	**1128.05**	**5553.50**	**64**

Total FSI Area – 4425.45 sq.m

FSI Achieved – 2.60 with Premium FSI 0.60

All the dwelling unit's area below 90sq.m. Hence premium FSI charges not applicable.

With the above area, the proposed Residential building proposal is given Technical approval with the following special and general conditions is issued for the under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/B.P/A.D./DTCP(CD3) No.63/2024**

Special Conditions

1. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.

2. Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.

3. 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 Permission is issued subject to the condition that the applicant/developer and also the architect/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.

4. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.

5. 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.

6. "The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department dated: 22 06.2017" have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016. The promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project of part of it only after registering the Real Estate project with the Real Estate Regulatory Authority"

GENERAL CONDITIONS:

1. As per TNCD & BR,2019 Rule 44(2) Solar photo voltaic panels to be erected at the 1/3 portion of total terrace area.
2. The 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.

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:04.02.2019& 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. Anti-mosquito device should be fitted to drinking water overhead tank and well located in the plot.

7. Fire prevention and fire fighting devices shall be provided as per rules in the proposed construction.

8. As per G.O No.341, Municipal Administration and Drinking Water Supply (N.N.1) Department Date: 03.11.2004 "U" Trap should be installed in septic tank.

9. Fly Ash Bricks and Materials should be used for the proposed building as per Environment and Forest Department notification.

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 professional's details at the place of construction.

11. 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 - Rs.13,579/-** Payment Receipt No.20240126111811
   Transaction ID : 1482401369217 Dt: 26.01.2024
   Scrutiny Fee - Rs.200/- SB Collect Ref. No. DUM8284911
   Dt : 03.07.2024

2. **Centage Charge for Building– Rs.10,000/-** Payment Receipt No.20240706111811
   Transaction ID : 5006392687415 Dt: 06.07.2024

3. **Centage Charge for Land – Rs.300/-** Payment Receipt No.20240706111811
   Transaction ID : 5006392687415 Dt: 06.07.2024

4. **Infrastructure & Amenitites Charges – 16,87,500/-**
   Payment Receipt No.20240706111811 Transaction ID : 5006392687415
   Dt: 06.07.2024

5. **CC Charges – Rs.59,778/-** Payment Receipt No.20240706111811
   Transaction ID : 5006392687415 Dt: 06.07.2024

6. **Display Charges – Rs.1,500/-** Payment Receipt No.20240706111811
   Transaction ID : 5006392687415 Dt: 06.07.2024

7. **Security Deposit Charges – Rs.8,43,750/-** Payment Receipt No.20240706111811
   Transaction ID : 5006392687415 Dt: 06.07.2024

Assistant Director,
District Town and Country Planning Office,
Chengalpattu District.

Copy to :-

1. **Thiru. SATHYASEELAN**
   No.37, Gandhi Nagar,
   2nd Street, Guduvancheri,
   Chengalpattu District - 603202.
   Ph : 9840077723
   Email Id : accesshomes.in@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.

Signature valid
Signed by: Assistant Director
Location:Chengalpattu
Date:2024.07.09 06:59:26



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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