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

From

Thiru. G.RAGHUL KUMAR, M.E.,
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Chengalpattu – 603 111.
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To

The President,
Melakottaiyur Panchayat,
Thiruporur Panchayat Union,
Vandalur Taluk,
Chengalpattu District.

Online Application No:SWP/BPA/0360192/2024 Date: 30.01.2025.

Subject :

HRB - RESIDENTIAL BUILDING - OFFICE OF THE CHENGALPATTU DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu District, Vandalur Taluk – Melakottaiyur Village in S.F.No.108/B2; 109/1, 2, 4A3, 4A4; 111/1C1A, 1C1B; 112/1, 2, 4, 5; 113/1, 2, 3; 114/2, 3A, 3B, 3C, 4, 5, 6, 7; 115/1, 2, 3, 4; 116; 117/1, 2, 3, 4, 5, 6; 120/1; 121/2; 122/1A, 1B, 2;123/1, 2, 3, 4, 5, 6, 7; 124/2, 3, 4, 5; 125/1A, 1B, 2A, 2B; 126; 127/1, 2, 3A, 3B; 128/1, 2, 3, 4, 5; 129/1, 2;130/1, 2A, 2B1, 2B2, 3, 4; 131; 132/2A, 2B; 133/1, 2;134/1, 2A, 2B, 2C; 136/1 and 136/2 with a Site Area of 155250sq.m - FSI Area of 183044.27sq.m - has been already approved - Now Revised and Survey Numbers sub divided as 108/2A, 2B; 109/1A,1B, 2A, 2B, 4A3, 4A4; 111/1C1A1, 1C1A2, 1C1B1, 1C1B2, 1C1B3; 112/1A, 1B, 1C, 2A, 2B, 4A, 4B, 5A, 5B; 113/2A, 2B, 3A, 3B, 4A, 4B; 114/2, 3A, 3B, 3C, 4, 5, 6, 7;115/1,2,3,4;116; 117/1, 2, 3, 4, 5, 6; 120/1; 121/2; 122/1A, 1B, 2; 123/1, 2, 3 ,4, 5, 6, 7; 124/2A, 2B, 3, 4, 5; 125/1A1, 1A2, 1B, 2A, 2B; 126; 127/1A, 1B, 2A, 3A, 3B, 4;

128/1A, 1B, 1C, 2, 3A, 3B, 4A, 4B, 5A, 5B, 129/1, 2; 130/1,2A, 2B1, 2B2, 3, 4; 131; 132/2A1, 2A2, 2B1, 2B2; 133/1, 2A, 2B, 134/1, 2A, 2B, 2C; 136/1 and 136/2 (S.No.108/2B; 109/1B, 2A; 111/1C1A2, 1C1B2; 112/1B, 2B, 4B, 5B; 113/2B, 3B, 4B; 124/2A; 125/1A1; 127/1A, 4; 128/1B, 3B, 4B, 5B; 132/2A2, 2B2; 133/2B - OSR and Approach road for OSR and link road already handed over to local body) Site area: 153692.40Sqm (Considered for FSI Calculation) and proposed additional HRB Residential building FSI area of 95380.14sqm - Total already approved and proposed FSI area put together is 278424.41sqm – Technical Approval issued – Forwarded for further action - Regarding.

Reference :

1. Applicant. M/s. Casagrand Anchor Private Limited now rep. by Rep by R. Sumanth Krishna, Online Application No. SWP/BPA/0360192/2024, Scrutiny Reference No.1DTR6S66 dated: 01.10.2024.

2. Director of Town and Country planning, Chennai Technical concurrence issued on dated: 21.01.2025

3. Assistant Director, Chengalpattu District Town and Country Planning Office Inspection Report dated: 05.10.2024.

4. HRB Meeting held on 11.12.2024 (Subject No.10)

5. Director of Town and Country Planning, Technical Concurrence vide Roc No. SWP/BPA/0004499/2022, Dated:19.10.2023. (Technical Concurrence No.394/2023)

6. Assistant Director, Chengalpattu District Town and Country Planning office, Planning permission vide Roc No. SWP/BPA/0004499/2022, Dated:31.10.2023 (P.P.No.67 /2023)

7. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.

8. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017.

9. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021

10. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019 & G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.

11. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020

13. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.

14. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.

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

16. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017

17. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017

18. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.

19. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.12344/C1/2022,dated:30.09.2022.PP Noc.No.129/2022.

20. DGP/Director, Tamil Nadu Fire and Rescue Services Department, Noc Amendment. K.Dis.No.2235/C1/2023,dated:15.02.2023.

21. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/102122/713130, Dated:28.10.2022.

22. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/102122/713131, Dated:28.10.2022.

23. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/102122/713132, Dated:28.10.2022.

24. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/102122/713133, Dated:28.10.2022.

25. HQ, Training Command, IAF,JC Nagar Post, Bengaluru letter No. TC/4906/ATS (Ty-BM-DCCCXLII), Dated:19.06.2023.

26. Environmental Clearance (EC),Letter No.SEIAA-TN/F.No.9420/EC No.926/2023, Dated:03.04.2023.

27. District Collector, Chengalpattu District wet land Noc letter Roc No.9736/2021/A2,Dated: 19.07.2022.

28. National Monuments Authority of India (TamilNadu) Noc No.F.Noc.2185/NMA/CA (TN)/2022/262, Dated:01.02.2023.

29. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/071624/1122719, Dated:13.08.2024.

30. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/071624/1122716, Dated:13.08.2024.

31. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/071724/1122776, Dated:24.07.2024.

32. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.14655/C1/2024,dated:19.09.2024.PP Noc.No.171/2024.

33. DGP/Director, Tamil Nadu Fire and Rescue Services Department, (PP Noc No.171/2024) Amendment. K.Dis.No.16610/C1/ 2024, dated:22.10.2024.

34. Environmental Clearance (EC),Identification No.EC24B3812TN5756019N,File No.11596, Category:B1, Dated:11.01.2025.

35. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024

36. Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024

37. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, CC Charges, Display board charges, Development Charges and Shelter Fund Charges respectively dated on 23.01.2025

38. Payment of Scrutiny fee Dt : 01.10.2024 and Centage charges, Infrastructure and Amenities Charges, CC Charges, Display board charges, Development Charges and Shelter Fund Charges received from the applicant respectively on 29.01.2025

39. Rain water harvesting certified report obtained from M/s. SUMANAM Engineering Services Consultant, Chennai.

40. Structural Design report and drawing for the entire structure from Anna University obtained from M/s. Universal Consultants. (File No.248/2025)

Order:

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection the file forwarded to Director of Town and Country Planning, Chennai for Technical Concurrence. In the 2nd cited letter, the Director of Town and Country Planning, Chennai has issued the Technical Concurrence for Additional Construction of High Rise Residential Building, the site has been marked as **"1 to 75"** and the number is assigned as **SWP/B.P/DTCP No.33/2025.**

The approval of proposed additional construction of High Rise Residential Building to the Planning Permission has already been issued for High Rise residential building in the reference 6th cited for an FSI area of 183044.27sq.m in a site area of 155250sq.m (As per patta) S.F.No.108/B2; 109/1, 2, 4A3, 4A4; 111/1C1A, 1C1B; 112/1, 2, 4, 5; 113/1, 2, 3; 114/2, 3A, 3B, 3C, 4, 5, 6, 7; 115/1, 2, 3, 4; 116; 117/1, 2, 3, 4, 5, 6; 120/1; 121/2; 122/1A, 1B, 2;123/1, 2, 3, 4, 5, 6, 7; 124/2, 3, 4, 5; 125/1A, 1B, 2A, 2B; 126; 127/1, 2, 3A, 3B; 128/1, 2, 3, 4, 5; 129/1, 2;130/1, 2A, 2B1, 2B2, 3, 4; 131; 132/2A, 2B; 133/1, 2;134/1, 2A, 2B, 2C; 136/1 and 136/2 Melakottaiyur Village, Vandalur Taluk, Chengalpattu District.

Now, in the already approved Revised Survey Numbers sub divided as 108/2A, 2B; 109/1A,1B, 2A, 2B, 4A3, 4A4; 111/1C1A1, 1C1A2, 1C1B1, 1C1B2, 1C1B3; 112/1A, 1B, 1C, 2A, 2B, 4A, 4B, 5A, 5B; 113/2A, 2B, 3A, 3B, 4A, 4B; 114/2, 3A, 3B, 3C, 4, 5, 6, 7;115/1,2,3,4;116; 117/1, 2, 3, 4, 5, 6; 120/1; 121/2; 122/1A, 1B, 2; 123/1, 2, 3 ,4, 5, 6, 7; 124/2A, 2B, 3, 4, 5; 125/1A1, 1A2, 1B, 2A, 2B; 126; 127/1A, 1B, 2A, 3A, 3B,

4; 128/1A, 1B, 1C, 2, 3A, 3B, 4A, 4B, 5A, 5B, 129/1, 2; 130/1, 2A, 2B1, 2B2, 3, 4; 131;132/2A1, 2A2, 2B1, 2B2; 133/1, 2A, 2B, 134/1, 2A, 2B, 2C; 136/1 and 136/2 **(S.No.108/2B; 109/1B, 2A; 111/1C1A2, 1C1B2; 112/1B, 2B, 4B, 5B; 113/2B, 3B, 4B; 124/2A; 125/1A1; 127/1A, 4; 128/1B, 3B, 4B, 5B; 132/2A2, 2B2; 133/2B - OSR and Approach road for OSR and link road already handed over to local body)** Site area: 153692.40Sqm (Considered for FSI Calculation) and proposed additional HRB Residential building FSI area of 95380.14sqm - Total already approved and proposed FSI area put together is 278424.41sqm.

The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 11.12.2024.The subject was discussed and suggestions of High Rise Building panel were obtained.

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

Total Area of the Site – 155250.00sq.m.(As per patta)

Total Area of the Site – 155278.02sq.m.(As per Document)

Gifted Road area for OSR approach – 1557.60sq.m.

Site area :153692.40sq.m. (Considered for FSI calculation)

Residential Building Area details in Sqm.

Floor Name	FSI Area	Non FSI Area	Total Built up area Excluding Deductions	Deductions OTS & Duct	Dwelling Units Numbers	Dwelling Unit
Combined Basement 1 & 2 (BLOCK-5 & 6)						
Combined Basement 1	-	11181.77	11394.41	Parking & Pump room		
WTP Pump room	212.64	-				
Combined Basement 2	-	11181.79	11435.73	Parking & Pump room		
STP Pump room	253.94	-				
BLOCK-5 - Residential Building						

GROUND FLOOR AREA	1327.52	7.77	1335.29	80.35	AG01 TO AG03, AG05 TO AG08	7
1ST FLOOR AREA	1190.11		1190.11	225.53	A101 TO A108	8
2ND FLOOR AREA	1211.50		1211.50	204.14	A201 TO A208	8
3RD FLOOR AREA	1207.79		1207.79	207.85	A301 TO A308	8
4TH FLOOR AREA	1207.79		1207.79	207.85	A401 TO A408	8
5TH FLOOR AREA	1207.79		1207.79	207.85	A501 TO A508	8
6TH FLOOR AREA	1207.79		1207.79	207.85	A601 TO A608	8
7TH FLOOR AREA	1207.79		1207.79	207.85	A701 TO A708	8
8TH FLOOR AREA	1207.79		1207.79	207.85	A801 TO A808	8
9TH FLOOR AREA	1207.79		1207.79	207.85	A901 TO A908	8
10TH FLOOR AREA	1207.79		1207.79	207.85	A1001 TO A1008	8
11TH FLOOR AREA	1207.79		1207.79	207.85	A1101 TO A1108	8
12TH FLOOR AREA	1207.79		1207.79	207.85	A1201 TO A1208	8
13TH FLOOR AREA	1207.79		1207.79	207.85	A1301 TO A1308	8
14TH FLOOR AREA	1207.79		1207.79	207.85	A1401 TO A1408	8
15TH FLOOR AREA	1207.79		1207.79	207.85	A1501 TO A1508	8
16TH FLOOR AREA	1207.79		1207.79	207.85	A1601 TO A1608	8
17TH FLOOR AREA	1207.79		1207.79	207.85	A1701 TO A1708	8
18TH FLOOR AREA (REFUGE FLOOR)	1282.21		1282.21	188.98	A1801 TO A1808	8
19TH FLOOR AREA	1207.79		1207.79	207.85	A1901 TO A1908	8
20TH FLOOR AREA	1207.79		1207.79	207.85	A2001 TO A2008	8
21TH FLOOR AREA	1207.79		1207.79	207.85	A2101 TO A2108	8
22TH FLOOR AREA	1207.79		1207.79	207.85	A2201 TO A2208	8
23TH FLOOR AREA	1207.79		1207.79	207.85	A2301 TO A2308	8
24TH FLOOR AREA	1207.79		1207.79	207.85	A2401 TO A2408	8
25TH FLOOR AREA	1207.79		1207.79	207.85	A2501 TO A2508	8
26TH FLOOR AREA	1207.79		1207.79	207.85	A2601 TO A2608	8
27TH FLOOR AREA	1207.79		1207.79	207.85	A2701 TO A2708	8
28TH FLOOR AREA (RUFUGE FLOOR)	1282.21		1282.21	188.98	A2801 TO A2808	8
29TH FLOOR AREA	1207.79		1207.79	207.85	A2901 TO A2908	8
30TH FLOOR AREA	1207.79		1207.79	207.85	A3001 TO A3008	8
31TH FLOOR AREA	1207.79		1207.79	207.85	A3101 TO A3108	8
32TH FLOOR AREA	1207.79		1207.79	207.85	A3201 TO A3208	8
33TH FLOOR AREA	1207.79		1207.79	207.85	A3301 TO A3308	8
34TH FLOOR AREA	1207.79		1207.79	207.85	A3401 TO A3408	8
35TH FLOOR AREA	1207.79		1207.79	207.85	A3501 TO A3508	8
36TH FLOOR AREA	1207.79		1207.79	207.85	A3601 TO A3608	8

HEAD ROOM		111.86	111.86			
DOME AREA		204.00	204.00			0
SUB TOTAL (Block-5)	**45409.41**	**22687.19**	**68096.60**	**7539.18**		**295**
BLOCK-6 - Residential Building						
GROUND FLOOR AREA	1327.37	8.60	1335.97	82.85	BG01 TO BG03, BG05 TO BG08	7
1ST FLOOR AREA	1190.58		1190.58	228.24	B101 TO B108	8
2ND FLOOR AREA	1212.47		1212.47	206.35	B201 TO B208	8
3RD FLOOR AREA	1208.26		1208.26	210.56	B301 TO B308	8
4TH FLOOR AREA	1208.26		1208.26	210.56	B401 TO B408	8
5TH FLOOR AREA	1208.26		1208.26	210.56	B501 TO B508	8
6TH FLOOR AREA	1208.26		1208.26	210.56	B601 TO B608	8
7TH FLOOR AREA	1208.26		1208.26	210.56	B701 TO B708	8
8TH FLOOR AREA	1208.26		1208.26	210.56	B801 TO B808	8
9TH FLOOR AREA	1208.26		1208.26	210.56	B901 TO B908	8
10TH FLOOR AREA	1208.26		1208.26	210.56	B1001 TO B1008	8
11TH FLOOR AREA	1208.26		1208.26	210.56	B1101 TO B1108	8
12TH FLOOR AREA	1208.26		1208.26	210.56	B1201 TO B1208	8
13TH FLOOR AREA	1208.26		1208.26	210.56	B1301 TO B1308	8
14TH FLOOR AREA	1208.26		1208.26	210.56	B1401 TO B1408	8
15TH FLOOR AREA	1208.26		1208.26	210.56	B1501 TO B1508	8
16TH FLOOR AREA	1208.26		1208.26	210.56	B1601 TO B1608	8
17TH FLOOR AREA	1208.26		1208.26	210.56	B1701 TO B1708	8
18TH FLOOR AREA (REFUGE FLOOR)	1282.70		1282.70	191.67	B1801 TO B1808	8
19TH FLOOR AREA	1208.26		1208.26	210.56	B1901 TO B1908	8
20TH FLOOR AREA	1208.26		1208.26	210.56	B2001 TO B2008	8
21TH FLOOR AREA	1208.26		1208.26	210.56	B2101 TO B2108	8
22TH FLOOR AREA	1208.26		1208.26	210.56	A2201 TO A2208	8
23TH FLOOR AREA	1208.26		1208.26	210.56	B2301 TO B2308	8
24TH FLOOR AREA	1208.26		1208.26	210.56	B2401 TO B2408	8
25TH FLOOR AREA	1208.26		1208.26	210.56	B2501 TO B2508	8
26TH FLOOR AREA	1208.26		1208.26	210.56	B2601 TO B2608	8
27TH FLOOR AREA	1208.26		1208.26	210.56	B2701 TO B2708	8
28TH FLOOR AREA (REFUGE FLOOR)	1282.70		1282.70	191.67	B2801 TO B2808	8
29TH FLOOR AREA	1208.26		1208.26	210.56	B2901 TO B2908	8
30TH FLOOR AREA	1208.26		1208.26	210.56	B3001 TO B3008	8
31TH FLOOR AREA	1208.26		1208.26	210.56	B3101 TO B3108	8

32TH FLOOR AREA	1208.26		1208.26	210.56	B3201 TO B3208	8
33TH FLOOR AREA	1208.26		1208.26	210.56	B3301 TO B3308	8
34TH FLOOR AREA	1208.26		1208.26	210.56	B3401 TO B3408	8
35TH FLOOR AREA	1208.26		1208.26	210.56	B3501 TO B3508	8
36TH FLOOR AREA	1208.26		1208.26	210.56	B3601 TO B3608	8
HEAD ROOM		111.83	111.83			-
DOME AREA		204.00	204.00			-
SUB TOTAL (ii)	**44960.14**	**324.43**	**45284.57**	**7638.70**		**295**
BLOCK -10 (CLUBHOUSE)						
SWIMMING POOL PUMP ROOM	65.06	-	65.06	-		
GROUND FLOOR AREA	1458.77	-	1458.77	12.91		
1st FLOOR AREA	1200.01	-	1200.01	271.67		
2nd FLOOR AREA	1244.63	-	1244.63	47.97		
3rd FLOOR AREA	134.26	-	134.26	336.44		
3rd FLOOR DOUBLE HEIGHT AREA	787.86	-	787.86	-		
HEAD ROOM	-	115.11	115.11	-		
DOME AREA	-	102.00	102.00	-		
SUB TOTAL (iii)	**4890.59**	**217.11**	**5107.70**	**668.99**		
OWC	120	-	120.00	-		
SECURITY CABIN	-	5.76	5.76	-		
TOTAL AREA	**95380.14**	**23234.48**	**118614.62**	**15846.87**		**590**

Proposed Total FSI Area : 95380.14sqm
Already Approved FSI Area : 183044.27sqm
Total FSI Area : 278424.41sqm

OSR land area: 15121.20sqm, link road 2516.30sqm and approach road for OSR 1557.60sqm in S.Nos.108/2B; 109/1B,2A; 111/1C1A2,1C1B2; 112/1B,2B,4B,5B; 113/2B,3B,4B;124/2A; 125/1A1;127/1A,4; 128/1B,3B, 4B, 5B;132/2A2,2B2;133/2B land already handed over to local body vide gift deed document no.18709/2023, Dated: 25.10.2023.

Special Condition No.1 & 3 details stipulated in Technical Concurrence order is received from the applicant vide Ref No.39 and 40 letter Dated : 27.01.2025

With the above area the approval issued for Industrial building with the following special and general conditions under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as **SWP/ High Rise Residential Building/A.D./DTCP(CD3) No.11/2025**

SPECIAL CONDITIONS:

1) Structural Design report and drawing for the entire structure from Anna University obtained.

2) Conditions stipulated in the Environmental Clearance cited in the reference 26 & 34 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.

3) Conditions stipulated in the Noc cited in the reference 32 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 29, 30 & 31 issued by Airport Authority of India is to be followed scrupulously.

5) Conditions laid in the NOC issued by Indian Air force is to be followed scrupulously.

6) Conditions in the collector NOC cited in the reference 27 is to be followed and channels passing through the proposed site is to be maintained and culverts are to be constructed after obtaining permission from the concerned department as per the NOC issued by the District Collector, Chengalpattu District.

7) Requirement of water to be specifically mentioned with service level and mode of meeting out the requirement. Design of Sewage Treatment Plant, Disposal location of treated sewage water with NOC from TNPCB.

Rain water harvesting structure to be designed for minimum of highest rain fall in 50 years of cycle and arrangement to be made for using it. In this regard a report certified by the empanelled agency Report obtained.

8) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.

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

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

11) 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 of Tamil Nadu combined development and building rules 2019 (TNCD&BR 2019). 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 as prescribed TNCD & BR 2019.

12) Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.

13) The Town and Country Planning Department has not legally confirmed the land ownership of the applicant by issuing technical permission/planning permission. Before granting technical permission and planning permission, the documents submitted with the applicant's application (purchase deed, lease deed, lease, grant deed, public power deed etc.) are only verified whether the applicant has the right to develop. Thereby it is seen whether the initial applicant has the right to develop.

Any person who wants to purchase the property must separately confirm the ownership of the property to the applicant. Also, if any other individual has a claim over it, they can settle it before a court of competent jurisdiction, Urban Development Department is not the appropriate body to decide this.

14) 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.

15) 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 High Rise Commercial building. 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.4,68,855/-** Payment Receipt No. 20241001360192
   Transaction ID : 5634204361255 Dt: 01.10.2024.
2. **Centage Charge for Building– Rs.70,000/-** Payment Receipt No. 20250129360192
   Transaction ID : 3713532486737 Dt: 29.01.2025
3. **Centage Charge for Land – Rs.1,500/-** Payment Receipt No. 20250129360192
   Transaction ID : 3713532486737 Dt: 29.01.2025
4. Infrastructure & Amenitites Charges - **Rs.3,76,70,250/-**
   Payment Receipt No. 20250129360192 Transaction ID : 3713532486737
   Dt: 29.01.2025
5. **Display Charges – Rs.10,000/-** Payment Receipt No. 20250129360192
   Transaction ID : 3713532486737 Dt: 29.01.2025
6. **CC Charges – Rs.12,76,654/-** Payment Receipt No. 20250129360192
   Transaction ID : 3713532486737 Dt: 29.01.2025

7. **Security Deposit Charges – Rs.1,88,35,125/-** Bank Name : ICICI Bank.
   Bank Guarantee No.0350NDDG00005025 / 24.01.2025 Expiry Dt : 23.01.2033

8. **Shelter Fund Charges – Rs.80,77,475/-** Payment Receipt No. 20250129360192
   Transaction ID : 3713532486737 Dt: 29.01.2025

9. **Development Fee for Building– Rs.14,23,380/-** Payment Receipt No. 20250129360192
   Transaction ID : 3713532486737 Dt: 29.01.2025

10. **Development Fee for Land – Rs.6,21,116/-** Payment Receipt No. 20250129360192
    Transaction ID : 3713532486737 Dt: 29.01.2025

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

Copy to :-

1. **M/s. Casagrand Anchor Pvt Ltd**
   Rep by Thiru. R. Sumanth Krishna
   111/59, LB Road, Thiruvanmiyur
   Pin Code - 600 041.
   Ph : 7845763392
   Email Id : 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: 2025.01.30 10:41:35



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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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