



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

**From**

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**To**

**The President,**  
Mugaiyur Village,  
Lathur Panchayat Union,  
Cheyyur Taluk,  
Chengalpattu District.

**Online Application No:SWP/BPA/0593798/2025 Date: .10.2025.**

**Subject**

**RESIDENTIAL APARTMENT BUILDING - OFFICE OF THE CHENGALPATTU  
DISTRICT TOWN AND COUNTRY PLANNING, CHENGALPATTU - Chengalpattu  
District, Cheyyur Taluk, Lathur Panchayat Union, Thenpattinam Panchayat,  
Mugaiyur Village, S.No.615/3C at Plot No.21, Construction of Residential  
Apartment Building at (Stilt + 5 Floors), Site Extent – 1114.83 sq.m, FSI Area –  
3322.48 Sq.m - Concurrence Under Section 47(A) of T&CP Act issued –  
Forwarded for further action - Reg.**

**Reference**

1. Application Reference No. SWP/BPA/0593798/2025 Scrutiny Reference No.2TEZ1R9O Dated: 17.07.2025 Received from **M/s. AD REALTY**
2. Joint Director, Agricultural and Welfare Department, Chengalpattu NOC Letter No.Moo.Mu.Ka.No.E2/5861/2025, Dated:05-08-2025
3. G.O.No.138, Housing and Urban Development Department, Dated: 04.06.2004.

4. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
5. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
6. G.O. No.166, Housing and Urban Development Department, Dated: 29.11.2008.
7. G.O. No.168, Housing and Urban Development Department, Dated: 29.11.2008. (Insisting TNRERA Registration)
8. G.O. No.85, Housing and Urban Development Department, Dated: 16.05.2017.
9. Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009 of Director of Town and Country Planning, Chennai ( Circular)
10. Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012 of Director of Town and Country Planning, Chennai ( Circular)
11. 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.
12. Letter Roc No. 4367/2019/BA2, Dated: 05.02.2020 of Director of Town and Country Planning, Chennai ( Circular)
13. Letter Roc No. 7963/2022/K1, Dated: 23.04.2022 of Director of Town and Country Planning, Chennai ( Circular)
14. G.O. No.53, Housing and Urban Development Department [UD4(1)], Dated: 28.02.2024
15. Tamil Nadu Government Gazette No.28, Part – II, Section 2, Dt: 10.07.2024.
16. Block Development Office, Lathur Panchayat Union, Letter Na.Ka.No.135/2023/B3, Dt: 04.09.2025 & Special Officer, Block Development Office(V.P), Lathur Panchayat Union, Letter Na.Ka.No.1806/2018/B3, Dt: 16.11.2018
17. Demand raised for payment of Centage charges, Infrastructure and Amenities Charges, Shelter Charges, Premium FSI Charges, CC Charges, Security Deposit Charges, Display board charges and Development Charges respectively Dt: 12-09-2025

18. Payment of Scrutiny Fee Dt: 17.07.2025, OSR Charges Dt: 11-09-2025 and Centage charges, Infrastructure and Amenities Charges, Shelter Charges, Premium FSI Charges, CC Charges, Security Deposit Charges, Display board charges and Development Charges received from the applicant respectively Dt: 19-09-2025

**Order:**

The application seeking Planning Permission for the proposed construction of Residential Apartment Building - Chengalpattu District, Cheyyur Taluk, Lathur Panchayat Union, Thenpattinam Panchayat, Mugaiyur Village, S.No.615/3C at Plot No.21, Construction of Residential Apartment Building at (Stilt + 5 Floors), Site Extent – 1114.83 sq.m, FSI Area – 3322.48 Sq.m was processed as per the prevailing rules and after perusing the records and conducting site inspection.

The Proposed Residential Building satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 12 & 13th cited above.

**The proposed site boundaries as “A, B, C, D”**

**Site Extent : 1114.83 Sq.m.**

**Area Statement Details**

| S.No. | Floor Name                        | FSI Area<br>(in<br>Sq.m) | Non FSI<br>Area (in<br>Sq.m) | Total Build-up<br>Area<br>(in Sq.m.) | Usage                                         |
|-------|-----------------------------------|--------------------------|------------------------------|--------------------------------------|-----------------------------------------------|
| 1.    | Stilt Floor                       | 87.98                    | 652.02                       | 740.00                               | <b>Residential<br/>Apartment<br/>Building</b> |
| 2.    | First Floor Area                  | 646.90                   | -                            | 646.90                               |                                               |
| 3.    | Second Floor Area                 | 646.90                   | -                            | 646.90                               |                                               |
| 4.    | Third Floor Area                  | 646.90                   | -                            | 646.90                               |                                               |
| 5.    | Fourth Floor Area                 | 646.90                   | -                            | 646.90                               |                                               |
| 6.    | Fifth Floor Area                  | 646.90                   | -                            | 646.90                               |                                               |
| 7.    | Terrace Floor Area<br>(Head Room) | -                        | 28.52                        | 28.52                                |                                               |
|       | <b>Total Area</b>                 | <b>3322.48</b>           | <b>680.54</b>                | <b>4003.02</b>                       |                                               |

Total Build-up Area : 4003.02 Sq.m

Total FSI Area : 3322.48 Sq.m

FSI : 2.98 %

Building Height : 17.40m

No.of Dwelling Units : 35 Nos

**PARKING DETAILS :-**

No. of Car Parking Provided : 14 Nos.

No. of PH Car Parking Provided : 02 Nos.

No. of Visitors Car Parking Provided : 05 Nos.

No. of Two Wheeler Parking Provided : 35 Nos.

No. of PH Two Wheeler Parking Provided : 2 Nos.

No. of Visitors Two Wheeler Parking Provided : 3 Nos.

With the above area, the proposed Residential building proposal is given technical approval with the following special and general conditions. The building plan Numbered as **SWP/Residential Apartment Building/A.D./D.T.C.P(CD3) No.98/2025**

The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.

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.

If the layout is located in an area other than planning area, the local authority shall also collect the Scrutiny fee Rs-1000 /- per plot and 3% of market value of land as land use conversion charges before issuing the final approval as envisaged in Government Order under the reference 5<sup>th</sup> cited above. The payment of charges shall be made under the following head of account.

**Head of Account:**

0217 Urban Development - 60 other Urban Development Schemes  
- 800 other Receipts - AS Receipts under Land Use Conversion  
Charges-227 Non Taxation fees - 09 Collections (IFHRMS CODE:  
0217-60-800-AS 22709)

**SPECIAL CONDITIONS:**

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer / seller. If any dispute arises towards

the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2. It is responsibility of the builders in ensure safe bearing capacity of the soil and adequacy of the foundations.
3. If any NOC obtained from State and Central Government Departments which conditions mentioned in NOC should be addressed.
4. 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.
5. Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
6. 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.

7. 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.
8. "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 of sale, or invite person to Purchase in any manner any

plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Regulatory Authority”.

9. Electrical Transformer room should be constructed as per the rule 46 of TNCD&B Rules 2019 with Satisfaction of TANGEDCO.

**CONDITIONS:**

1. Solar Water Heating System should be installed for the proposed Residential use construction.
2. The parking slot shall be used for that purpose as intended in the map.
3. The openings shown on the plot should be fixed accordingly.
4. No alteration shall be made in the building contrary to the existing approved drawings. Prior approval of this authority should be obtained if any changes are to be made.
5. Rainwater harvesting facilities as shown in the map. Government order No.138, Department of Municipal Administration and Drinking Water Supply dated: 11.10.2002 shall be implemented in the building. The petitioner shall provide at his own cost the disposal of sewage from the proposed building through private vehicles, secured drinking water facilities for the residents and water facilities for other needs.
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. 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.
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. <b>Scrutiny Fee -Rs. 9,672/-</b> | Payment Receipt No. 20250717593798 |
| Transaction ID : 8996728250856      | Dt: 17-07-2025                     |

2. **Centage Charge for Building – Rs. 5,000/-** E-Challan No. 20250919008361  
SBI Collect Bank ref No. CPAFQQPFH2 Dt: 19-09-2025
3. **Centage Charge for Land – Rs.300/-** E-Challan No. 20250919008361  
SBI Collect Bank ref No. CPAFQQPFH2 Dt: 19-09-2025
4. **Infrastructure & Amenities Charges - Rs.12,56,250/-**  
E-Challan No. 20250919008361  
SBI Collect Bank ref No. CPAFQQPFH2 Dt: 19-09-2025
5. **CC Charges – Rs.36,057/-** Payment Receipt No. 20250919593798  
Transaction ID : 9209145739927 Dt: 19-09-2025
6. **Security Deposit Charges – Rs. 6,28,125/-** Payment Receipt No. 20250919593798  
Transaction ID : 9209145739927 Dt: 19-09-2025
7. **Display Board Charges – Rs.1,500/-** Payment Receipt No. 20250919593798  
Transaction ID : 9209145739927 Dt: 19-09-2025
8. **Shelter Charges – Rs. 4,293/-** E-challan No. 20250919008721  
BI Collect Bank ref No. CPAFQQPRB4 Dt: 19-09-2025
9. **Premium FSI Charges – Rs. 6,13,250/-** E-Challan No. 20250919008361  
SBI Collect Bank ref No. CPAFQQPFH2 Dt: 19-09-2025
10. **Development Fee for Building – Rs. 40,200/-** Payment Receipt No. 20250919593798  
Transaction ID : 9209145739927 Dt: 19-09-2025
11. **Development Free for Land – Rs. 4,460/-** Payment Receipt No. 20250919593798  
Transaction ID : 9209145739927 Dt: 19-09-2025
12. **OSR Charges – Rs. 1,24,875/-** E-challan No. 20250909036201  
RBI Collect ref No: 20250911103154840725 Dt: 11-09-2025
13. **Flag Day Fund – Rs. 3,000/-** Bank Ref No: FD/FUND/1587818  
Receipt No: IP252635605125 Date: 20-09-2025

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

**Copy To:**

**1. M/s. AD REALTY**

Plot No.21, 615/3C,  
Thenpattinam,  
Mugaiyur Village,  
Chengalpattu – 603 305.

**2. The Chairman,**

Tamil Nadu Real Estate Regularity Authority,  
No.14, CMDA Tower II, 1<sup>st</sup> Floor,  
Gandhi Irwin Bridge Road, Egmore,  
Chennai – 600 008.

