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**DIRECTORATE OF TOWN AND COUNTRY PLANNING
BUILDING PLANNING PERMISSION**

Online Application No: SWP/BPA/007363/2023

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
1. President
Kelambakkam Panchayat,
Sattankuppam Village (Hamlet of
pudupakkam)
Vandalur Taluk,
Thiruporur Panchayat Union,
Chengalpattu District.
2. President
Padur Panchayat & Village,
Thiruporur Taluk & panchayat union,
Chengalpattu District.

Sir/Madam,

Subject:

HRB – Residential Building - District Town And Country Planning,
Chengalpattu - Mamallapuram Local Planning Authority -
Chengalpattu District - Vandalur Taluk, Thiruporur Panchayat Union,
Kelambakkam Panchayat, Sattankuppam Village (Hamlet of
Pudupakkam) – Survey no. 299/1A1, 1B, 2A1, 2B1, 3B1, 3C1, 4B;
301/1A, 2A, and 301/3A and Thiruporur Taluk & panchayat union,
Padur Panchayat and Village. Survey no. 612B/2 –Site area of
23371.00 sq.m, Stilt floor + 18 floor (676 Dwelling) of Total FSI area
of 73937.24 sq.m– Technical Concurrence issued – Planning
Permission Issued - Forwarded for further action – Regarding.

- Reference:
1. Applicant M/s.Puravankara Limited, Online Application Reference No. SWP/BPA/0007363/2023, Dated: 21.02.2023.
 2. Assistant Director / Member Secretary, Mamallapuram LPA, Chengalpattu District Town and Country Planning Office Inspection

Report of Online Application No. SWP/BPA/0007363/2023,
Dated:23.02.2023.

3. Director of Town and Country planning, Chennai Technical concurrence issued on dated:25.09.2023.
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 Scrutiny fees , Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, CC Charges, Satellite Town charges and Security Deposit respectively dated.04.10.2023 and 09.01.2024
19. Payment of Scrutiny Fees, Centage charges, Infrastructure and Amenities Charges, Development Charges, Display board charge, Satellite Town charges, CC Charges and Security Deposit received from the applicant respectively on 21.02.202, 18.12.2023 and 30.01.2024
20. Resolution No.3, of 184th Mamallapuram Local Planning Authority, Dated :05.01.2023.
21. HRB Meeting held on 28.04.2023, Subject No.9.
22. DGP/Director, Tamil Nadu Fire and Rescue Services Department, R.Dis.No.14181/C1/2022, dated:13.09.2022. PP Noc.No.122/2022.
23. Airport Authority in NOC ID No. CHEN/ SOUTH/ B/082222/694003 Dated:12.09.2022.
24. Environmental Clearance (EC),Letter No. SEIAA-TN/F1821/EC/8(b)/365/2013, Dated: 24.12.2014.
25. Professor, Division of Structural Engineering Department of Civil engineering, Anna University, Structural Engineering Division, Chennai, Dated:09.09.2023.

Order:

1. 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 **High Rise Residential Building** at Chengalpattu District - Vandalur Taluk, Thiruporur Panchayat Union, Kelambakkam Panchayat, Sattankuppam Village (Hamlet of Pudupakkam) – Survey no. 299/1A1, 1B, 2A1, 2B1, 3B1, 3C1, 4B; 301/1A, 2A, and 301/3A and Thiruporur Taluk & panchayat union, Padur Panchayat and Village. Survey no. 612B/2 –Site area of 23371.00 sq.m, Stilt floor + 18 floor (676 Dwelling) of Total FSI area of 73937.24 sq.m- Technical Clearance number is assigned as **B.P/DTCP No.354/2023**.

As per 184th of Mamallapuram Local Planning Authority Meeting Resolution No.03, vide 20 cited above, planning permission is granted for this proposal.

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

Total Area of the Site - 23371sq.m

Sl.no	Building Details	FSI area in sq.m	Non-FSI area in sq.m	Total buildup area in sq.m
1	Stilt Floor	1746.63	8105.28	9851.91
	Podium-01 and 1 st Floor	2544.77	5914.91	8459.68
	Podium-02 and 2 nd Floor	2636.52	5604.21	8240.73
	3 rd Floor	4423.32	-	4423.32
	4 th Floor	4116.12	-	4116.12
	5 th Floor	4445.14	-	4445.14
	6 th Floor	4405.04	-	4405.04
	7 th Floor	4192.53	-	4192.53
	8 th Floor	4151.07	-	4151.07
	9 th Floor	4116.12	-	4116.12
	10 th Floor	4116.12	-	4116.12
	11 th Floor	4151.07	-	4151.07
	12 th Floor	4116.12	-	4116.12
	13 th Floor	4116.12	-	4116.12
	14 th Floor	4151.07	-	4151.07
	15 th Floor	4116.12	-	4116.12
	16 th Floor	4116.12	-	4116.12
	17 th Floor	4151.07	-	4151.07
	18 th Floor	4116.12	-	4116.12
2	Security Room	10.05	-	10.05
	Total area	73937.24	19624.40	93561.64

Total FSI Area - 73937.24 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.13/2024**.
2. As per section 50 of Town and Country Planning Act 1971, duration of Planning Permission is valid from **30.01.2024** to **29.01.2032** vide reference Government order 17th cited above.
3. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
4. 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) Structural Design report and drawing for the entire structure and swimming pool proposed in the third floor, have been obtained from PWD, dated.09.09.2023
- 2) As per TNCD&BR-2019 permission to be obtained from concerned Executive Authority before operation of Swimming pool.
- 3) It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
- 4) Conditions stipulated in the No Objection Certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
- 5) 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.

- 6) Applicant should obtain consent from Tamil Nadu Pollution Control Board Under Section 25 of the Water Act 1974 for discharge of sewage.
- 7) 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.

- 8) 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.
- 9) Electrical Transformer room should be constructed as per the rule 46 of TNCDB rules 2019 with Satisfaction of TANGEDCO.
- 10) Conditions laid in the NOC issued by Tamil Nadu Fire and Rescue Service Department is to be followed scrupulously.
- 11) Conditions laid in the NOC by National Airport Authority of India (Tamilnadu) is to be followed scrupulously.

GENERAL CONDITIONS:

1. Solar water heating system to be provided to the proposed 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.2,41,998/-** Payment Receipt 202302217363, Transaction ID 0363419447723, Date.21.02.2023.
2. Centage Charge for Land: **Rs.300/-** Payment Receipt 202312187363, Transaction ID 0557833131329, Date. 18.12.2023.
3. Centage Charge for Building: **Rs.70,000/-** Payment Receipt 202312187363, Transaction ID 0557833131329, Date. 18.12.2023.
4. Infrastructure and Amenities Charges:**Rs.5,71,95,154/-** Payment Receipt 202312187363, Transaction ID 0557833131329, Date. 18.12.2023. (with late fees)
5. Completion Certificate: **Rs.10,37,661/-** Payment Receipt 202312187363, Transaction ID 0557833131329, Date. 18.12.2023.

6. Security Deposit: **Rs.2,77,42,500/-** Payment Receipt 202312187363, Transaction ID 0557833131329, Date. 18.12.2023.
7. Display Board Charges: **Rs.10,000/-** Payment Receipt 202312187363, Transaction ID 0557833131329, Date. 18.12.2023.
8. Development Charges for Building: **Rs.11,56,920/-** Payment Receipt 202312187363, Transaction ID 0557833131329, Date. 18.12.2023 and 6 % interest **Rs.17,500/-** SBI Collect Reference no:DUM1835782, Dated.30.01.2024.
9. Satellite Town Charges : **Rs.5,84,275/-** Payment Receipt 202312187363, Transaction ID 0557833131329, Date. 18.12.2023.

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

Enclosure:

Drawing Sheet No.1 to 14

Copy:-

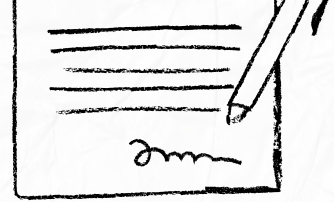
1. **M/s.Puravankara Limited,**
No.33,2nd Street South Beach Avenue,
MRC Nagar, R.A.Puram, Chennai- 600028
Ph.No. 98408 55589
Email ID. sudhakar@puravankara.com

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:2024.01.30 17:06:43





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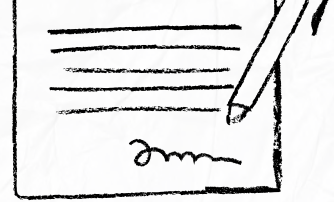
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real estate journey

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