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MEEDINGS OF THE ASSISTANT DIRECTOR/DEPUTY DIRECTOR (i/c),  
DISTRICT TOWN AND COUNTRY PLANNING OFFICE,  
KANCHEEPURAM DISTRICT.

Online Building Plan Application-Technical Approval

**SWP Application NO: SWP/BPA/014893/2023**

**Date: 05.06.2024**

**Subject: HRB - Residential Building** - District Town and Country Planning Office,-  
Kancheepuram District -Kundrathur Taluk-Padappai Village, S.F.No. 387/1A1A1, 388, 389/2,  
390/1B with a Site area of 10560.00Sq.m(As per patta) 10552.85. Sq.m (As per super imposed) -  
FSI Area of 29756.23sq.m - Technical Approval issued -**Forwarded for further action** -  
Regarding

**Reference.:**

1. M/s. RUBY BUILDERS & PROMOTERS, Online Application No.  
SWP/BPA/0014893/2023, Dated: 30.08.2023,(Scrutiny Reference No:PERW9RIP)
2. Director of Town and Country Planning, Chennai, Technical Concurrence issued for  
the online application No. SWP/BPA/0014893/2023, Dated 23.03.2023.
3. HRB Meeting held on: 12.01.2024, Subject No.12.
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. Director of Town and Country Planning, Chennai (Circular), Letter  
RocNo.7486/2009/BA2, Dated: 16.04.2009.
12. Director of Town and Country Planning, Chennai Letter Roc No. 21075/2009/BA1,  
Dated: 27.06.2012.

13. Director of Town and Country Planning, Chennai Letter Roc No. 12201/2017/BA1,  
Dated: 22.09.2017.
14. Director of Town and Country Planning, Chennai Letter Roc No. 14227/2017/Spl.cell,  
Dated: 14.12.2017.
15. Director of Town and Country Planning, Chennai Letter Roc No. 4326/2019/BA2, Dated:  
05.02.2020.
16. Director of Town and Country Planning, Chennai Letter Roc No. 7963/2022/K1, Dated:  
23.04.2022 & 11.04.2023
16. DGP/Director, Tamil Nadu Fire and Rescue Services Department,  
R.Dis.No.9674/C1/2023,dated:07.09.2023.PP Noc.No.143/2023.
17. DGP/Director, Tamil Nadu Fire and Rescue Services Department,  
Revised Fire NOC R.Dis.No.21275/C1/2023,dated:04.03.2024.  
PP Noc.No.34/2024.
18. Airport Authority of India NOC No. CHEN/SOUTH/B/061623/763645,  
Dated:19.07.2023, (Valid Up to - 18.07.2031)
19. Airport Authority of India NOC No. CHEN/ SOUTH/ B/062323/765267,  
Dated:31.07.2023, (Valid Up to - 30.07.2031)
20. SEIAA-TN/F.No.10379/8(a)/EC No.991/2023, Dated:13.11.2023.
21. Structural Design and drawings generally reviewed by Superintending  
Engineer, Public Works Department, Planning and Design Circle,  
Chepauk, Chennai on 05.03.2024.
22. Join Director, Agriculture Department Kancheepuram District Dry Land  
Noc L.Dis.No: 6455/2023/C2, Dated:19.09.2023..
23. Demand requested by this office through online dated on.10.04.2024.
24. Payment received from applicant M/s. RUBY BUILDERS & PROMOTERS through  
online Dated: 30.08.2023 & 02.05.2024.
25. OSR Gift deed document No.4119/2024, Dated: 14.05.2024.

**Order:**

With reference to the letter 1<sup>st</sup> cited the applicant M/s. RUBY BUILDERS & PROMOTERS , has requested for the approval of proposed construction of High Rise Residential Building in Kancheepuram District, Kundrathur Taluk, Padappai Village in S.Nos. 387/1A1A1, 388, 389/2, 390/1B with a Site area of 10560.00Sq.m. (As per patta)

10552.85Sq.m. (As per super imposed) with a FSI Area of 29756.23sq.m. The above HRB Residential proposal was placed in High Rise Building Panel meeting held on 12.01.2024. The subject was discussed and suggestions of High Rise Building panel were obtained. The Assistant Director / Deputy Director (i/c) of Kancheepuram District Town and Country Planning, Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director / Deputy Director (i/c) recommendation, the applicant request has been accepted and the boundary of the site has been marked as "1 to 10". The Technical Concurrence is issued under section 47 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P / DTCP No: 163 / 2024.

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

**Total Area of the Site - 10560.00sq.m.**

**High Rise Residential Building Area details in Sqm**

| Floor Details               | FSI Area in Sq.m | Non FSI Area in Sqm | Deduction (Sq.m) | Total Built up Area (Sq.m) | No.of Dwelling units |
|-----------------------------|------------------|---------------------|------------------|----------------------------|----------------------|
| Combined Basement Floor 1&2 | 164.52           | 5468.74             | --               | 5633.26                    | --                   |
| <b>Block-1</b>              |                  |                     |                  |                            |                      |
| Stilt Floor                 | 135.23           | 1622.66             | --               | 1757.89                    | --                   |
| First Floor                 | 1530.25          | --                  | 51.17            | 1530.25                    | 13                   |
| Second Floor                | 1465.93          | --                  | 51.17            | 1465.93                    | 13                   |
| Third Floor                 | 1465.93          | --                  | 51.17            | 1465.93                    | 13                   |
| Fourth Floor                | 1465.93          | --                  | 51.17            | 1465.93                    | 13                   |
| Fifth Floor                 | 1465.93          | --                  | 51.17            | 1465.93                    | 13                   |
| Sixth Floor                 | 1465.93          | --                  | 51.17            | 1465.93                    | 13                   |
| Seventh Floor               | 1465.93          | --                  | 51.17            | 1465.93                    | 13                   |
| Eighth Floor                | 1465.93          | --                  | 51.17            | 1465.93                    | 13                   |
| Ninth Floor                 | 1465.93          | --                  | 51.17            | 1465.93                    | 13                   |
| Tenth Floor                 | 1465.93          | --                  | 51.17            | 1465.93                    | 13                   |
| Eleventh Floor              | 1465.93          | --                  | 51.17            | 1465.93                    | 13                   |
| Head Room                   | --               | 79.59               | --               | 79.59                      | --                   |
| <b>Total</b>                | <b>16489.30</b>  | <b>7170.99</b>      | <b>562.87</b>    | <b>23660.29</b>            | <b>143</b>           |
| <b>Block-2</b>              |                  |                     |                  |                            |                      |
| Stilt Floor                 | 135.52           | 1218.64             | --               | 1354.16                    | --                   |
| First Floor                 | 1151.25          | --                  | 3.90             | 1151.25                    | 13                   |
| Second Floor                | 1151.25          | --                  | 91.00            | 1151.25                    | 13                   |
| Third Floor                 | 1151.25          | --                  | 91.00            | 1151.25                    | 13                   |
| Fourth Floor                | 1151.25          | --                  | 91.00            | 1151.25                    | 13                   |
| Fifth Floor                 | 1151.25          | --                  | 91.00            | 1151.25                    | 13                   |
| Sixth Floor                 | 1151.25          | --                  | 91.00            | 1151.25                    | 13                   |
| Seventh Floor               | 1151.25          | --                  | 91.00            | 1151.25                    | 13                   |
| Eighth Floor                | 1151.25          | --                  | 91.00            | 1151.25                    | 13                   |
| Ninth Floor                 | 1151.25          | --                  | 91.00            | 1151.25                    | 13                   |
| Tenth Floor                 | 1151.25          | --                  | 91.00            | 1151.25                    | 13                   |
| Eleventh Floor              | 1151.25          | --                  | 91.00            | 1151.25                    | 13                   |
| Head Room                   | --               | 88.32               | --               | 88.32                      | --                   |
| <b>Total</b>                | <b>12799.27</b>  | <b>1306.96</b>      | <b>913.9</b>     | <b>14106.23</b>            | <b>143</b>           |

| <b>Block-3 (Incidental Block)</b> |                 |                |                |                 |            |
|-----------------------------------|-----------------|----------------|----------------|-----------------|------------|
| Stilt Floor                       | --              | 233.83         | --             | 233.83          | --         |
| First Floor                       | 233.83          | --             | --             | 233.83          | --         |
| Second Floor                      | 233.83          | --             | --             | 233.83          | --         |
| Head Room                         | --              | 34.77          | --             | 34.77           | --         |
| <b>Total</b>                      | <b>467.66</b>   | <b>268.60</b>  | <b>--</b>      | <b>736.26</b>   | <b>--</b>  |
| <b>Grand Total</b>                | <b>29756.23</b> | <b>8746.55</b> | <b>1476.77</b> | <b>38502.78</b> | <b>286</b> |

Total FSI Area-**29756.23 Sq m**

OSR Area - 1056.71 Sqm is provided

With reference to the 4 to 16 cited above G.O's and Circulars, the fees payable to the Government are demanded to the applicant as per 23 cited. And as per the reference cited in 24 the requested fee such as 1) Scrutiny fee: Rs. 96,957/-, 2) Centage Charge for Land: Rs.1500/-, 3) Centage Charge for Building: Rs.5,00,000/-, 4) Infrastructure and Amenities Charge: Rs. 1,11,75,000 /-, 5) CC Charge: Rs. 4,14,914 /-, 6) Security Deposit: Rs. 55,87,500 /-, 7) Shelter Charge: Rs. 97,28,401 /-, 8) Display Board Charge: Rs. 10,000/- are received in the Government head of account through online single window portal. In continuation of receipt of the above said fees, and the Technical Approval is issued under section 47(A) of Town and Country Planning Act 1971 for the above proposal and numbered as **SWP/BP (BUILDING) / D.D.T.C.P (KPM) No. 18/2024 (Sheets: 1 to 10)** with the following special and general conditions

#### **Special Conditions.**

1. Conditions stipulated in the Noc cited in the reference 14 and 15 issued by DGP/Director, Tamil Nadu Fire and Rescue Services Department is to be followed scrupulously.
2. Conditions stipulated in the Environmental Clearance cited in the reference 18 issued by State Level Environment Impact Assessment Authority, Tamil Nadu is to be followed scrupulously.
3. Conditions stipulated in the Airport Authority Noc cited in the reference 16 and 17 issued by Airport Authority of India is to be followed scrupulously.

4. Structural Design and drawings generally reviewed by Superintending Engineer,

Public Works Department, Planning and Design Circle, Chepauk is to be followed scrupulously. As per the Superintending Engineer report, Site / Structural Engineer concerned has to scrutinize the details and implement at site as per the detailed drawings and specification..

5. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
6. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
7. Planning Permission is issued in accordance with the provisions of the Town and Country Planning Act and the rule are made there under and do 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.
8. Applicant should obtain consent from Tamil Nadu Pollution control Board under Section 25 of the Water Act 1974 for discharge of sewage.
9. This office 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 applicants is being verified for the applicants 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.

10. 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.

### **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. 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 Water Supply, Dated:04.02.2019 & 31.01.2020 TNCD BR -2019 annexure.
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 G.O. No.341 MAWS dated: 03.11.2004 "U" Trap in the septic tank design to be provided.
9. Applicant should obtain consent from Tamil Nadu Pollution Control Board under Section 25 of the Water Act 1974 for Discharge of sewage.
10. Fly Ash bricks and Materials must be used for construction.
11. 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.
12. The local authority shall accord permission duly following the rules / regulations/ Orders issued from time to time under the respective acts.
13. 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.
14. If the Site 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 9th 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-27”

Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709).;

- 15 The acknowledgement of receipt of proceedings and drawing shall be forwarded to this office through mail

Encl:

Drawing sheet 1 to 10

**Assistant Director/ Deputy Director (i/c)  
District of Town & Country Planning,  
Kancheepuram District.**

**To:**

The President,  
Kundrathur Taluk/Panchayat union,  
Kancheepuram District.

**Copy to:**

M/s. RUBY BUILDERS & PROMOTERS,  
No:3,UV. Swaminathan Street,  
MES Road, Ganapathipuram,  
Tambaram,  
Chennai.



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