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DIRECTORATE OF TOWN AND COUNTRY PLANNING DEPARTMENT

Online Building Plan Application - Technical Concurrence

SWP Application Number: SWP/BPA/0004767/2022

Sir / Madam,

Subject : Residential Building – DTCP, Chennai – Chengalpattu District – Thirukazhukundram Taluk – Vadakadampadi Panchayat, Perumaleri Village – SF.No.221/13A, 221/13B, 221/14A2 & 221/14A1A1 - Site area of 7923.41 Sq.m. - FSI area of 14796.12 sq.m (Basement+Stilt + 5 Floors) – Technical Concurrence issued – Forwarded for further action - Regarding.

- Reference :**
1. M/s.Arun Excello Realty Pvt Ltd, Online Application Reference No. SWP/BPA/0004767/2022, Dated: 13.04.2023
 2. The Assistant Director, Chengalpattu District Town & Country Planning office, Inspection Report, Dated: 24.01.2023.
 3. G.O.No.86, Housing and Urban Development Department, Dated: 28.03.2012.
 4. G.O.No.85, Housing and Urban Development Department, Dated: 16.05.2017
 5. G.O. No.1, Housing and Urban Development Department, Dated: 05.01.2021
 6. G.O.No.18, Department of Municipal Administration and Water Supply, Dated: 04.02.2019
 7. G.O.16 Department of Municipal Administration and Water Supply, Dated: 31.01.2020.
 8. G.O. No.54, Housing and Urban Development Department, Dated: 12.03.2020
 9. G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017
 10. Director of Town and Country Planning, Chennai circular Letter Roc No. 7486/2009/BA2, Dated: 16.04.2009.
 11. Director of Town and Country Planning, Chennai circular Letter Roc No. 21075/2009/BA1, Dated: 27.06.2012
 12. Director of Town and Country Planning, Chennai circular Letter Roc No. 12201/2017/BA1, Dated: 22.09.2017
 13. Director of Town and Country Planning, Chennai circular Letter Roc No. 14227/2017/Spl.Cell, Dated: 14.12.2017
 14. Director of Town and Country Planning, Chennai circular Letter Roc No. 4326/2019/BA2, Dated: 05.02.2020.
 15. The President, Vadakadambadi Panchayat, Thirukazhukundram Panchayat Union Proceedings letter Na.Ka.No.0566/2021/C3, Dated:11.03.2021(Gift Deed

Document No.1386/2021 for OSR).

16. The President, Vadakadambadi Panchayat, Thirukazhukundram Panchayat Union Proceedings letter Na.Ka.No.07/2020, Dated:11.03.2022 (Cancellation order for the above proceedings).

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Order

1. With reference to the 1st Cited letter, the applicant M/s. Arun Excello Realty Pvt Ltd is requested for the approval of Residential building at Chengalpattu District, Thirukazhukundram Taluk- Vadakadampadi Panchayat, Perumaleri Village - SF.No. 221/13A, 221/13B, 221/14A2 & 221/14A1A1 - Site area of 7923.41 Sq.m. - FSI area of 14796.12 sq.m (Basement + Stilt + 5 Floors) with 165 Dwelling units. The Assistant Director of Chengalpattu District Town and Country Planning Office has recommended the proposal with a site inspection remarks. Based on the Assistant Director recommendation, the applicant request has been accepted. The Technical Concurrence is issued under section 49 of Town and Country Planning Act, 1971 for the above proposal and numbered as B.P / DTCP No: 331 / 2023.
2. The area statement for the Proposed Residential Building is as below.
Area of Site - 7923.41 Sq.m.

Proposed Building details: Residential Building

Description	FSI (Sq.m)	Non FSI Area(Sqm)	Total Buildup Area (Sq.m)	No of Dwelling Units
Block - 1				
Basement Floor - Pump Room	26.16	-	26.16	-
Basement Floor - UG Sump	68.63	-	68.63	
Stilt Floor	25.43	1038.69	1064.12	Parking
First Floor	966.41	48.38	1014.79	11
Second Floor	966.41	48.38	1014.79	11
Third Floor	966.41	48.38	1014.79	11
Fourth Floor	966.41	48.38	1014.79	11



Fifth Floor	966.41	48.38	1014.79	11
Head Room	-	53.14	53.14	-
Total	4952.27	1333.73	6286.00	55
Block - 2				
Stilt Floor	25.43	1038.69	1064.12	Parking
First Floor	966.41	48.38	1014.79	11
Second Floor	966.41	48.38	1014.79	11
Third Floor	966.41	48.38	1014.79	11
Fourth Floor	966.41	48.38	1014.79	11
Fifth Floor	966.41	48.38	1014.79	11
Head Room	-	53.14	53.14	-
Total	4857.48	1333.73	6191.21	55
Block - 3				
Basement Floor - Pump Room	40.50	-	40.50	-
Basement Floor - STP	88.39	-	88.39	-
Stilt Floor	25.43	1038.69	1064.12	Parking
First Floor	966.41	48.38	1014.79	11
Second Floor	966.41	48.38	1014.79	11
Third Floor	966.41	48.38	1014.79	11
Fourth Floor	966.41	48.38	1014.79	11
Fifth Floor	966.41	48.38	1014.79	11
Head Room	-	53.14	53.14	-
Total	4986.37	1333.73	6320.10	55
Grand Total	14796.12	4001.19	18797.31	165

Total FSI Area – 14796.12 sq.m

FSI Achieved – 1.87

For ARUN EXCELLO HOMES PRIVATE LIMITED


Authorised Signatory

The Technical Clearance issued with the following Special and General Conditions: -

Special Conditions

1. OSR Area 948.04 sq.m already gifted vide document no.1386/2021, Dated:25.02.2021, which was gifted for 6 dwelling units villas approved by Vadakadambadi panchayat president and it was cancelled vide 16th reference cited above. The gifted OSR (S.No.221/13B & 221/14A2) retained for this proposed residential building.
2. It is responsibility of the builders to ensure safe bearing capacity of the soil and adequacy of the foundation.
3. Conditions stipulated in the No Objection certificates obtained from the central and state Government Departments must be fulfilled scrupulously.
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 of Tamil Nadu combined development and building rules, 2019 (TNCD&BR,2019). 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 as prescribed TNCD & BR,2019.
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 is not legally certifying the title to the ownership by granting this technical clearance and planning permission. Initial verification of the documents (lease deed, sale deed, gift deed, etc) submitted by the applicant is above 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.

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 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. As per references Cited Government orders & circulars Centage charges Infrastructure and amenities charges, Shelter fund and other relevant charges to be collected and take further action by District officer.

Encl:
Drawing sheet 1 to 7

Director of Town and Country Planning

To,
The Assistant Director,
District Town and Country planning office,
Chengalpattu District.

Certification signature by B Ganesan, Validity Unknown

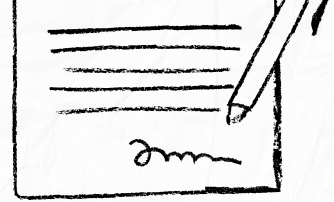
Signed by: Director
Location: null
Date: 2023.09.01 10:52:06



For ARUN EXCELLO HOMES PRIVATE LIMITED

[Handwritten signature]

Authorised Signatory



our services doesn't just end there



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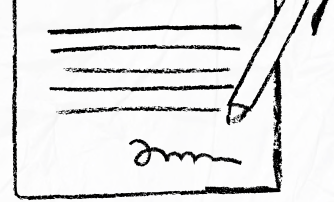
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