Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 9039

C/PP/MSB/49 A to H/2015 Date of Permit 18/11/2015

File No. C3(5)/22178/2013.

Name of Applicant with Address m/s. Puravankara Projects Ltd, rep By. Thiru. Nani R. Chokkey No 36/2 Gandhi Mandapam Rd, Kotturpuram, Chennai 600 085

Date of Application 27.12.2013

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/~~Change in use of Land~~/Building

Site Address PP. for the proposed construction of Triple Basement floor + Stilt floor + 1st to 11th floor + 12th floor part for residential Building with 181 DU, (with Gym & Swimming pool at 12th floor level) in Sy. No. 59 pt, 58/1, TS. No. 1, Block No. 17 of Velachery village, at door No. 7 & 8, Five furlong Road, Guindy, Chennai

Division No.

Development Charge paid Rs. 6,80,000/- Challan No. 2545 Date. 25.9.2015

PERMISSION is granted to the ~~layout/sub-division of land/~~ building construction/~~change in use of land~~/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 17/11/2018

the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

17/11/2015

For MEMBER SECRETARY

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - தெற்கு வட்டாரம்
Town Planning Section-South Region

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)
(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN13/00049/2016		C3(S)/22178/2013 - 18/11/2015	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N174	16/03/2016	16/03/2016
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		PURAVANKARA PROJECTS LTD.-NO.36/2,GANDHI MANDAPAM ROAD,KOTTURPURAM,CHENNAI-600085.	
மேற்கொள்ளத் தக்கவை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:7 & 8,Block No:17,Plot No:NIL, FIVE FURLONG ROAD,GUINDY,CHENNAI, 600032	
Building License Fees			5000000
Road cut charges - CMWSSB SEWERAGE			60000
Road cut charges - CMWSSB, WATER			45000
Road cut charges - TNEB			45000
Scrutiny Fees			600
மொத்தக் கட்டணம்/ Total (In Rs.)			5150600

Amount (in words): Rupees Fifty One Lakhs Fifty Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 124130 Amount: 6100000 Rs. Date:25/02/2016 Bank:HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு முன்வைக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 15/09/2016 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டட அனுமதி
முடிவு நாள் 15/03/2018

This Sanction will expire if the construction is not started with in 15/09/2016

If Construction started Building Permit is valid up to 15/03/2018

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

16/3/16

Scanned by CamScanner

பெருநகர் சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Building Permission

RENEWAL

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN09/00117/2018		C32/22178/2013 - 16/03/2018	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	விண்ணப்பித்த நாள்/ Application Date
N09	N118	27/04/2018	27/04/2018
விண்ணப்பதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		PURAVANKARA PROJECTS LTD NO 36/2, GANDHI MANDAPAM ROAD, KOTTURPURAM, CHENNAI 600085	
சேவைப்பட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:NO;7 AND 8,Block No:17,Plot No:-, Survey No:T.S.NO:1 FIVE FURLONG ROAD, Guindy,Velachery, CHENNAI, 600032	
Building License Fees			1000
Road cut charges - CMWSSB SEWERAGE			17000
Road cut charges - CMWSSB, WATER			17000
Road cut charges - TNEB			17000
Scrutiny Fees			500
மொத்தக் கட்டணம்/ Total (In Rs.)			52600

Amount (in words): Rupees Fifty Two Thousands Six Hundred Only

M.W.G.W.F.-DD Details : DD Number: 723553 Amount: 1100 Rs. Date:12/04/2018 Bank:ANDHRA BANK

மின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பவிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 26/10/2018 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கூடுதல் அனுமதி

முடிவு நாள் 26/04/2020

This Sanction will expire if the construction is not started with in 26/10/2018

If Construction started Building Permit is valid up to 26/04/2020

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

27/4/18

Scanned by CamScanner

BY REGISTERED POST WITH ACK.DUE

From	To
The Member-Secretary Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Thalamuthu – Natarajan Building Egmore, Chennai: 600 008.	**The Commissioner** Greater Chennai Corporation Ripon Building Chennai – 600 003.

Letter No C3(S)/22178 /2013 **Dated: 18.11.2015**

Sir,

Sub CMDA – Area Plans Unit - MSB (South) Division – Planning Permission for the Proposed construction of Triple Basement Floor + Stilt Floor + 1st to 11th floor + 12th floor part for Residential building with 181 dwelling units (with Gym & swimming pool at 12th floor level) in Old S. No. 59 pt., 58/1, T.S. No. 1, Block No. 17 of Velachery Village, at Door No. 7 & 8, Five Furlong Road, Guindy, Chennai – **Applied by M/s. Puravankara Projects Ltd.,** - Approved and forwarded to local body for issue of building license - Regarding.

Ref:

1 Planning Permission Application received in APU No. MSB /1256/2013 dated 27.12.2013.
2. NOC from the AAI in letter No.AAI/SR/NOC/RHQ dated. 01.10.2013, Case No.MM.494/2013 for a height of 46.0m
3 Minutes of the 222nd MSB Panel meeting held on 12.02.2014.
4 This office letter even No. dated 17.2.2014 addressed to the Government.
5 NOC from the Police (Traffic) letter No. Tr./Licence /324 /4876 / 2014 dated 09.04.2014
6 Demolition Approval plan vide corporation of Chennai WDC. No. DA/WDCN/13/00158/2014. Dated 10.06.2014.
7 Government Letter (Ms) No.100, H&UD Dept. dated 16.06.2014.
8 This office letter even No.23.06.2014
9 Applicant's Letter dated 01.07.2014.
10 NOC from CMWSSB in Letter No. CMWSSB/ P&D /EE-I/SP/1(2013-15) / CMDA/2014 dated 05.06.2014.
11 NOC from CMWSSB in Letter No. CMWSSB/ P&D /EE-I/STP/5(2014-14)/ CMDA/2014 dated 19.06.2014.
12 NOC from DF&RS in letter R.Dis.No.05568/C1/2014, dt.30.05.2014 PP.NOC.No.52/2014 dated 30.05.2014.
13 Environmental clearance from SEIAA in Letter No. SEIAA/ TN/ F.2995/CHN/EC-354/8(a)/2014 dated 17.12.2014.
14 Applicant's letter dated 02.02.2015(Undertaking)

Scanned by CamScanner

15 NOC from IAF in Letter No. Air/HQ/S.17726/4/ATS (PC-MDCXLIII) Dy.No.845/F/D(Air-II) dated 06.01.2015
17 Applicant's letter dated 04.05.2015
18 Applicant's letter dated 29.06.2015. &10.07.2015
19 Revised NOC from DF&RS in letter R. Dis. No. 12995 / C1 / 2015, dated.10.07.2015
20 This office Letter even No.dated22.07.2015 addressed to SRO, Velachery
21 GLV received from SRO, Velachery in Letter No.09/2015 dated23.07.2015
22 This office DC advice letter even No dated 19.09.2015
23 Applicant's letter dated 25.09.2015

The Planning Permission received in the reference 1st cited for the Proposed Construction of Triple Basement floor + Stilt floor + 1st to 11th floor + 12th floor part for Residential Building with 181 dwelling units (with Gym & swimming pool at 12th floor level) in Old S. No. 59 pt., 58/1, T.S. No. 1, Block No. 17 of Velachery Village, at Door No. 7 & 8, Five Furlong Road, Guindy, Chennai applied by M/s. Puravankara Projects Ltd., has been examined and Planning Permission issued based on the Government approval accorded in the reference 7th cited subject to the usual conditions put forth by CMDA in reference 22nd cited, including compliance of conditions imposed by the Govt. agencies in the reference 2nd, 5th 10th, 11th, 13th, 15th & 19th cited.

2. The applicant has remitted the following charges:

Sl. No.	Charge / Deposit	Amount	Receipt No. & Date
1.	Development Charge	Rs. 6,80,000/- (Rupees six lakh and eighty thousand only)	Receipt No.2545. dt.25.09.2015
2.	Balance Scrutiny Fee	Rs.70,000/- (Rupees seventy thousand only)	
3.	Security Deposit for building	Rs.1,43,00,000 /- (Rupees one crore forty three lakh only)	Receipt No. SD/207 dt.25.09.2015
4.	Security Deposit for Display	Rs 10,000/- (Rupees Ten thousand only)	
5	Infrastructure and Amenities charges	Rs.78,00,000/-(Rupees seventy eight lakh only)	Receipt No.2546 dt.25.09.2015
6	Premium FSI Charges	Rs.13,67,00,000/-(Rupees Thirteen crore sixty seven lakhs only)	Receipt No.02547 dt.25.09.2015

Scanned by CamScanner

The applicant has also furnished a Demand Draft for a sum of **Rs.25,75,000/-** (Rupees twenty five lakh seventy five thousand only) vide DD No. 642051, dated 24.09.2015 drawn from HDFC Bank, RK. Salai, Chennai Branch, in favour of the Managing Director, CMWSSB towards Infrastructure Development Charge.

3. The Applicant has also furnished an undertaking to abide by the term and conditions put forth by DF&RS, Traffic Police, AAI, IAF and CMWSSB for STP & Swimming Pool and conditions imposed by CMDA in the reference 9th , 17th, & 23rd cited.

4. The Planning Permission holder shall be responsible to ensure that the Building / Structure in the adjoining site are not weakened / Damaged during the construction of Basement floor and also to provide lighting & ventilation and protection from the fire to the satisfaction of Director of Fire and Rescue Service.

5. The applicant has to submit the necessary sanitary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

6. In respect of water supply, it may be possible for CMWSSB to extend water supply for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10(ten) lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of DR and enforcement action will be taken against such development.

7. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.

As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective

Scanned by CamScanner

Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer / Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Sufficiency as well as for supervision in the prescribed formats in letter dated 25.09.2015. Also the applicant has furnished an undertaking to take suitable safety measures for the Swimming pool in letter dated 25.09.2015 in the reference 17th & 23rd cited.

8. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

Applicant shall not commence construction without building approval from the local body concern. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

9. Two sets of approved plans numbered as **C/PP/MSB/49 (A to H)/2015 dated 18.11.2015** in **Planning Permit No. 9039** are sent herewith. The Planning Permit is valid for the period from **18.11.2015 to 17.11.2018.**

Scanned by CamScanner

10. This approval is not final. The applicant has to approach the Commissioner, Corporation of Chennai for issue of Building Permit under the Local Body Act.

Yours faithfully,

for MEMBER-SECRETARY

19.11.2015

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit

Copy to:

1.	**Thiru. M/S. Puravankara Projects Ltd.,** **Rep. By.Thiru.Nani R.Choksey** No.36/2, Gandhi Mandapam Road, Chennai-600 085.	
2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	**The Director of Fire & Rescue Service** No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	**The Additional Commissioner of Police (Traffic) ,Greater Chennai,** Vepery, Chennai-600 007.	
5.	**The Chief Engineer, CMWSSB,** No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	
6.	**The Chief Engineer,** TNEB, Chennai-600 002.	
7.	**The Commissioner of Income Tax** No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	

Scanned by CamScanner

8. **Thiru.Arun Karanth Class 1. LS No.1853 – BY SPEED POST**
Design tree Services consultant Pvt. Ltd.
No.180/84, 3rd Floor, Trunk oad,
Porur, Chennai- 600 116.

9. **Thiru.SriramSanthanam, – BY SPEED POST**
Architect, R A No.609/2014-2017
No.36/2, Gandhi Mandapam Road,
Kotturpuram,
Chennai. ~~600 080~~ 600 085.

10. **Thiru. R.Madhana Kumar, Site Engineer– BY SPEED POST**
Puruvangara Project ltd.
No.7&8, Five furlong road, Guindy,
Chennai . 600 032

Scanned by CamScanner

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416

From
The Principal Secretary /
Member-Secretary,
Chennai Metropolitan
Development Authority,
"Thalamuthu-Natarajan Building",
No.1, Gandhi-Irwin Road,
Egmore, Chennai – 600 008.

To
M/s. Puravankara Projects Limited,
No.36/2, Gandhi Mandapam Road,
Kotturpuram,
Chennai – 600 085

Letter No.EC/S-II/6338/2018 **Dated: 04.06.2018**

Sir,

Sub: CMDA – Enforcement Cell (South - II) – Renewal of Planning Permission for the construction of Triple Basement Floor + Stilt Floor + 1st to 11th Floor + 12th Floor (Part) Residential Building with 181 dwelling units (with Gym & swimming pool at 12th Floor level) in old S.No.59(pt), 58/1,T.S.No.1, Block No.17 of Velachery Village at Door No.7&8,Five Furlong Road, Guindy, Chennai – Planning Permission validity period extended – clarification sought – Intimation sent – Reg.

Ref: 1. CMDA Planning Permission issued in PP No. C/PP/MSB/49 (A to H)/2015, Permit No. 9039 in letter No.C3 (S)/22178/2013 dated 18.11.2015.

2. Government Notification dated 30.03.2017

3. A.R.No.17/2017 dated 21.4.2017

4. Renewal of Planning Permission clarification letter received on 20.04.2018

******

Kind attention is invited to the references cited. The Government in the reference 3rd cited have amended the section 50 of Tamil Nadu Town & Country Planning Act 1971 by increasing the validity period of Planning Permission from 3 years to 5 years. Accordingly, the Authority in A.R.No.17/2017 resolved to extend the validity period of planning permission from 3 to 5 years for all the Planning Permissions which will expire on or after 30.03.2017 and for those application received for renewal which are under examination in CMDA / Local body as on 30.03.2017.

In view of the above, it is clarified that the Planning Permit issued in the reference 1st cited is valid till 17.11.2020.

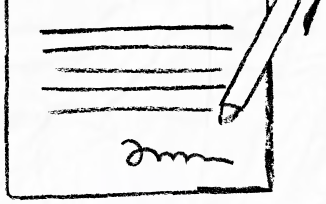
Yours faithfully,

4/6/18

for PRINCIPAL SECRETARY /
MEMBER-SECRETARY

4/6/2018

Scanned by CamScanner



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

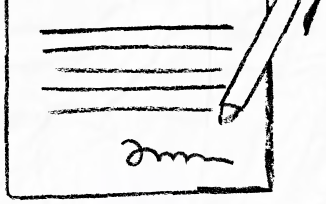
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate