



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™





BY REGISTERED POST WITH ACK.DUE

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ThalamuthuNatarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.C3(N)/19796/2018, Dated: 03.06.2020

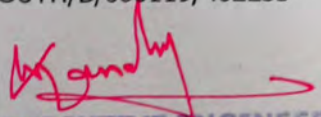
To

The Commissioner,
Greater Chennai Corporation,
"Ripon Buildings",
Chennai – 600 003.

Sir,

Sub: CMDA – Area Plans Unit - MSB(N) Division – Planning Permission Application for the proposed construction of **Multi-Storied building development** with Stilt Floor + 13 Floors (ie.1st Floor to 13th Floor) with **468 E.W.S Dwelling units** at Satyamoorthy Nagar Main Road & Debar Nagar 10th Street, Perambur, Chennai – 39, comprised in S.No.721, 730/9, 10 & 11, Block No. 35, Perambur village, Purasaiwakkam - Perambur Taluk, Within the limits of Chennai corporation, applied by **The Executive Engineer**, Division – III, Vyasarpadi, Tamil Nadu Slum Clearance Board, Chepauk, Chennai 600 039 – Approved – Reg.

- Ref :
1. PPA received in MSB/2018/000272 dated 31.10.2018.
 2. This office letter even no addressed to the applicant dt. 17.12.2018.
 3. Traffic NOC Letter no Rc. No. Tr./License/1380/30209/2018 dt. 28.12.2018.
 4. This office letter even no addressed to the applicant dt.11.01.2019
 5. NOC received from DF & RS in letter no. C1/20389/2018, PP. NOC. No.11/2019 dt. 30.01.2019.
 6. Minutes of 248th MSB Panel meeting held on 28.02.2019.
 7. This office letter even no. dt. 15.03.2019 addressed to the Govt.,
 8. Letter (Ms) No.98 dt. 28.06.2019 received from the Govt.,
 9. This office D.C & other charges demand letter even no addressed to the applicant dt.16.07.2019.
 10. Your letter received 24.10.2019.
 11. This office letter even no addressed to the applicant dt.05.11.2019
 12. The applicant letter received on 05.11.2019.
 13. NOC obtained from AAI in NOCID No. CHEN/SOUTH/B/060119/402235 dt. 03.06.2019.


EXECUTIVE ENGINEER
TamilNadu Slum Clearance Board
Division-III, Vyasarpadi,
Chennai - 600 039

14. NOC obtained from IAF in letter no. TAM/5218/1/ATC (PC-31/19) Dt.27.05.2019.
15. This office letter even no addressed to the applicant dt.12.11.2019
16. The applicant letter received on 19.11.2019.
17. This office letter even no addressed to the applicant dt.18.12.2019.
18. The applicant letter received on 06.01.2020.
19. This office letter even no addressed to the applicant dt.22.01.2020.
20. The applicant letter received on 05.02.2020 & 26.05.2020.

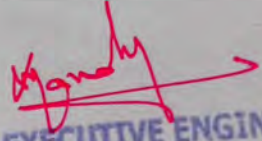
The Planning Permission Application for the proposed construction of **Multi-Storied building development** with Stilt Floor + 13 Floors (ie.1st Floor to 13th Floor) with **468 E.W.S Dwelling units** at Satyamoorthy Nagar Main Road & Debar Nagar 10th Street, Perambur, Chennai – 39, comprised in S.No.721, 730/9, 10 & 11, Block No. 35, Perambur village, Purasaiwakkam - Perambur Taluk, Within the limits of Chennai, applied by **The Executive Engineer**, Division – III, Vyasarpadi, Tamil Nadu Slum Clearance Board, Chepauk, Chennai 600 039 has been examined and Planning Permission is issued based on the Govt. letter in the reference 8th cited and the usual conditions put-forth by CMDA including compliance of conditions listed in the NOCs issued by DF & RS, Police(Traffic), AAI & IAF letter in the references 3th, 5th, 13th & 14th cited.

2. This Planning Permission is issued based on the undertaking furnished by the TNSCB stating that, the existing Block no. 82 will be demolished before the completion of the project.

3. The applicant has remitted the DC & Other charges vide receipt No. **B0014531**, dt.23.10.2019 and Flag Day contribution in receipt No. **649889** dated 04.11.2019:

i)	Development charges	Rs. 3,40,000 /- (Rupees Three Lakhs and Forty Thousand only)
ii)	Balance Scrutiny Fee	Rs. 31,000/- (Rupees Thirty One Thousand only)
iii)	Flag day Contribution	Rs.500/- (Rupees Five Hundred only)

4. The applicant also furnished Demand Draft for a sum of **Rs. 32,45,000/-** (Rupees Thirty Two Lakhs and Forty Five Thousand only) vide **DD no. 572315** dt. **04.11.2019** drawn from ICICI Bank, Chennai main Branch in favour of **Managing Director, CMWSSB** towards **Infra Structure Development Charges**.


EXECUTIVE ENGINEER
 Tamil Nadu Slum Clearance Board
 Division-III, Vyasarpadi
 Chennai - 600 039

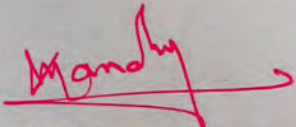
5. The applicant has also furnished an undertaking in the reference 16th cited to abide by the terms and conditions put forth by CMDA and accepting the conditions put forth in the NOCs/Clearances issued by DF & RS, Police(Traffic) and AAI & IAF.

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

In respect of water supply, it may be possible for CMWSSB to extend water supply to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 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. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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 connected Building Rules under the respective 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 its continued structural stability of the buildings.


EXECUTIVE ENGINEER
TamilNadu Slum Clearance Board
Division-III, Vyasarpadi,
Chennai - 600 039

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 consider only the aspect on 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.

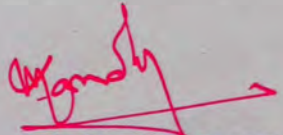
9. As per G.O.Ms.No.152, H&UD (UDI) Department dated 23.08.2017, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3rd of the total terrace area by the applicant.

10. The applicant shall provide temporary Lightning arrester during the Construction of the building.

11. The applicant must obtain all the mandatory NOC's/clearances from the appropriate authorities for the development, and also to comply with the conditions in the NOC'S/Clearances.

12. The applicant has to comply with all the conditions stipulated in the NOC issued by the DF & RS, Police (Traffic), AAI & IAF.

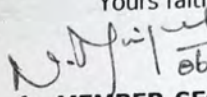
13. The promoter has to advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it, only after registering the Real Estate Project with the Real Estate Regulatory Authority.


EXECUTIVE ENGINEER
TamilNadu Slum Clearance Board
Division-III, Vyasarpau,
Chennai - 600 039

14. Two sets of plan for the proposal is approved and numbered as **Planning Permission No. C/PP/MSB/19 (A to F)/2020**, dated **03.06.2020** in **Permit No.13221** are sent herewith. The Planning Permission is valid for the period from **03.06.2020 to 02.06.2025**.

15. This approval is not final. The applicant has to commence the project only after obtaining necessary Building Permit.

16. The Commissioner, GreaterChennai Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

Yours faithfully,

 06.06.2020
 for **MEMBER-SECRETARY**

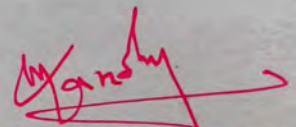
Encl:

1. Two copies of approved plan.
2. Two copies of Planning Permission.


 06/06/2020

Copy to:

1. **The Executive Engineer**, Division – III, Vyasarpadi, Tamil Nadu Slum Clearance Board, Chepauk, Chennai 600 039.
(This approval is not final. You have to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit).
2. The Deputy Planner, Enforcement Cell (N)
 CMDA, Chennai-8 *(with one set of approved plans)*
3. The Commissioner of Income Tax, No.108, Mahatma Gandhi Road,
 Nungambakkam, Chennai-34.
4. The Director of Fire & Rescue Service P.B.No.776, Egmore, Chennai-8.
5. The Chief Engineer, TNEB, Chennai-2.
6. M.MANJU,B.Arch.,M.S.
 Registered Architect No: CA/2003/32227
 Metaphor ArchitectsPvt.Ltd.
 No.02/PC6,2nd Floor, Mogappair West Main Road,
 Mogappair West, Chennai-600 037,
 Mobile No: 8056272607; email ID: manju.metaphor@gmail.com
7. Thiru.A.P.SENTHIL KUMAR.ME.,(Struct)
 Structural Engineer,Class-I, Reg.No.1525
 No.13/5, Jai nagar,6thStreet
 Arumbakkam,Chennai- 600 106,
 9884213565, senthilstructural@hotmail.com


EXECUTIVE ENGINEER
TamilNadu Slum Clearance Board
Division-III, Vyasarpadi,
Chennai - 600 039

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

—13221

Date of Permit

03/06/2020

C/PP/MSB/19(A TO F)/2020

File No. C3(N)/19796/2018

The Executive Engineer

DIVISION-III Vyasaripadi

Name of Applicant with Address

Tamil Nadu Slum Clearance Board, chepauk, Chennai-39

Date of Application 31-10-2018

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

Govt. Ir. (ms) NO: 98
dt 28-6-19 H & UD Dept.

Site Address

ANNEXURE ENCLOSED

Division No.

Development Charge paid Rs. 3,40,000/- Challan No. B0014531 Date 23-10-19

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.

02/06/2025

3. The permit expires on

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.

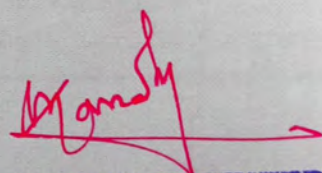
EXECUTIVE ENGINEER

TamilNadu Slum Clearance Board
Division-III, Vyasaripadi,
Chennai - 600 039

For MEMBER SECRETARY

CONDITIONS

- Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.


EXECUTIVE ENGINEER
Tamilnadu State Clearance Board
Division-III, Vyasarpadi,
Chennai - 600 039

41

27

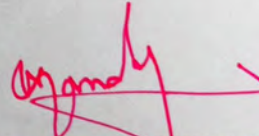
ANNEXURE

Chennai Metropolitan Development Authority

C/PP/MSB/19 (A to F)/2020, Permit No. 13221

Vide Letter no. C3 (N)/19796/2018, Dt: .06.2020

Planning Permission for the proposed construction of **Multi-Storied building development** with Stilt Floor + 13 Floors (ie. 1st Floor to 13th Floor) with **468 E.W.S Dwelling units** at Satyamoorthy Nagar Main Road & Debar Nagar 10th Street, Perambur, Chennai – 39, comprised in S.No.721, 730/9, 10 & 11, Block No. 35, Perambur village, Purasaiwakkam - Perambur Taluk, Within the limits of Chennai corporation, applied by **The Executive Engineer**, Division – III, Vyasarpadi, Tamil Nadu Slum Clearance Board.


EXECUTIVE ENGINEER
Tamil Nadu Slum Clearance Board
Division-III, Vyasarpadi,
Chennai - 600 039

பெருந்தகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகராண்மியப் பிரிவு - பணிதூதுரை

Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டில் சென்னை மாநகரம் திட்டம் 238 வது பிளானம் மீது)

(1919 MCMC Act Section 238)

பி. பி. : அனுப்பி வை : Building Plan No	பி. பி. : அனுப்பி வை / Plan Submission No
CEBA/WDCN04/00190/2020	C3(N)/19796/2018 - 03/06/2020
குறிப்பு : Zone	அனுப்பி வை : Approval Date
N04	23/06/2020
குறிப்பு : Ward	அனுப்பி வை : Application Date
N044	23/06/2020
அனுப்பி வை : பெயர் : Applicant name & address	THE EXECUTIVE ENGINEER-DIVISION III, VYASARPADI, TAMIL NADU SLUM CLEARANCE BOARD, CHEPAUK, CHENNAI-600005
சேவை : சேவை : Service Type	CMDA Proposal- only for Building Permit
சேவை : முகவரி : Plot address	Block No.35,Plot No.-, Survey No.721,730/9,10,11, DEBAR 10TH ST & Sathyamoorthy Nagar Main Road,Vyasarpadi,Vyasarpadi,Perambur, Chennai, 600039
Building License Fees	2140000
Regularisation Charges (penalty under section 244A)	220000
Road cut charges - CMWSSB SEWERAGE	36300
Road cut charges - CMWSSB, WATER	36300
Road cut charges - TNEB	36300
Scrutiny Fees	600
மொத்தம் : ரூ. : Total (In Rs.)	2469500

Amount (in words): Rupees Twenty Four Lakhs Sixty Nine Thousands Five Hundred Only

M.W.G.W.F. DD Details DD Number: 575167 Amount: 100 Rs. Date: 18/06/2020 Bank: ICICI BANK

பின் குறிப்புகள் : திருத்தமாகவுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலினைப் அனுமதி

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

இந்த ஆவணத்தி ருடைய தாள்	22/12/2020 22/06/2025	ஆம். தேர்தல்களுள் வேளாவேளை கூகரவில் ிரால் காவலத்தையாகவிலும் தெரி. அகரார 10 குத்தியல் கூ. 121. ஆவணத்தி
----------------------------	--------------------------	---

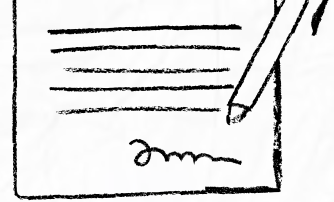
This Sanction will expire if the construction is not started with in 22/12/2020

If Construction started Building Permit is valid up to 22/06/2025

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

EXECUTIVE ENGINEER
TamilNadu Slum Clearance Board
Division-III, Vyasarpadi,
Chennai - 600 039



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.



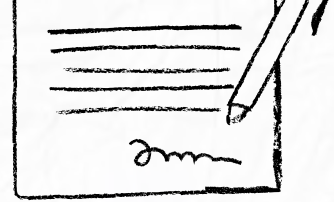
NRI & Investment Services

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



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](tel:+919996129996)
www.verified.realestate