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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**  
Thalamuthu-Natarajan 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](http://www.cmdachennai.gov.in)

Letter No. C3 (N)/303/2020

Dated: 19.11.2020

To

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

Sir,

Sub: CMDA - APU - MSB (North) Division - Planning Permission Application for the proposed construction of **High Rise Residential Building** consisting 5 Blocks with **Combined Basement Floor for HIG - I & II Blocks and MIG - I & II Blocks;** **HIG BLOCK-I:** Stilt Floor + 19 Floors with 114 dwelling units, **HIG BLOCK-II:** Stilt Floor + 19 Floors with 114 dwelling units, **MIG BLOCK-I:** Stilt Floor + 19 Floors with 114 dwelling units, **MIG BLOCK-II:** Stilt Floor + 19 Floors with 114 dwelling units, **MIG BLOCK-III:** Stilt Floor + 19 Floors with 114 dwelling units, totally **570** Dwelling Units abutting 18m wide Road, Nerkundram, Chennai, comprised in S. No. 376/2, 378, 379 Part, 380 Part & 398 Part of Nerkundram Village, within the limits of Greater Chennai Corporation - Approved - Reg.

- Ref :
1. PPA received on 06.06.2020 in SBC.No.CMDA/PP/HRB/N/0303/2020
  2. Minutes of the 256<sup>th</sup> MSB Panel meeting held on 24.06.2020.
  3. This office letter even no. dated 29.06.2020 to the applicant.
  4. This office letter even no. dated 02.07.2020 to the Government.
  5. Government letter No.92 H & UD (UD I) Dept., dated 17.07.2020.
  6. Applicant letter dated 06.07.2020 received on 10.07.2020 along with revised plan & particulars.
  7. NOCs from AAI issued in NOC ID: CHEN/SOUTH/B/061920/467452, dated 26.06.2020. (Height permitted: 80.43m to 81.14m AMSL) valid upto 24.06.2028.
  8. NOC issued by the DF & RS in letter R.Dis.No.6919/C1/2020 - PP.NOC. No.46/2020, dated 17.07.2020.
  9. Applicant letter dated 29.07.2020.
  10. NOC from IAF issued in letter no. TAM/5218/1/ATC/ (PC - 24/20), dated 28.07.2020.
  11. This office DC advice letter even no. dated 12.08.2020.

*P. Jhanu*  
**EXECUTIVE ENGINEER & ADO**  
Special Project Division-II  
Tamilnadu Housing Board  
Thirumangalam,  
Shopping Complex, Chennai-101.

12. Structural design report along with drawing vetted by Anna University dated:26.08.2020
13. Applicant letter dated 24.08.2020 along with payment receipt & 28.08.2020.
14. OSR Area measuring 2743.17 sq.m handed over to CMDA by the applicant in Gift Deed Doc.No.3252/2020, dated 02.09.2020
15. PWD NOC on inundation point of view in letter No. DB/T5(3)/F-NOC-Nerkundram TNHB/2020, dated:17.09.2020
16. Applicant letter dated 19.09.2020
17. NOC from Police (Traffic) vide Rc. No. Tr./License/634/11849/2020, dated:01.10.2020
18. EIA Clearance in Letter No.SEIAA-TN/F.No.7591/EC/8(a)/732/2020, dated:03.11.2020
19. Applicant letter dated 05.11.2020 along with EIA Clearance and letter dated 09.11.2020 along with Revised site plan & Undertaking deed

\*\*\*\*\*

The Planning Permission Application received in the reference 1<sup>st</sup> cited for the proposed construction of **High Rise Residential Building** consisting 5 Blocks with **Combined Basement Floor for HIG - I & II Blocks and MIG - I & II Blocks; HIG BLOCK-I:** Stilt Floor + 19 Floors with 114 dwelling units, **HIG BLOCK-II:** Stilt Floor + 19 Floors with 114 dwelling units, **MIG BLOCK-I:** Stilt Floor + 19 Floors with 114 dwelling units, **MIG BLOCK-II:** Stilt Floor + 19 Floors with 114 dwelling units, **MIG BLOCK-III:** Stilt Floor + 19 Floors with 114 dwelling units, totally **570** Dwelling Units abutting 18m wide Road, Nerkundram, Chennai, comprised in S. No. 376/2, 378, 379 Part, 380 Part & 398 Part of Nerkundram Village, within the limits of Greater Chennai Corporation applied by **The Executive Engineer & ADO i/c, Special Project Division - II, TNHB, Thirumangalam, Chennai-101** has been examined and Planning Permission is issued based on the Government approval orders in the reference 5<sup>th</sup> cited subject to the usual conditions put-forth by CMDA including conditions Imposed in the NOCs Issued by the Government Departments in the references 5<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup> & 18<sup>th</sup> cited above.

2. The applicant has remitted the following charges in the reference 13<sup>th</sup> cited in Receipt No. B0017035, Dated: 21.08.2020. The detail of DC & Other charges remitted by the applicant is as follows:

|      |                        |                                                                    |
|------|------------------------|--------------------------------------------------------------------|
| i)   | Development charges    | Rs.15,40,000/- (Rupees Fifteen Lakh and Forty Thousand only)       |
| ii)  | Balance Scrutiny Fee   | Rs. 50,000/- (Rupees Fifty Thousand only)                          |
| iii) | Regularisation Charges | Rs. 27,50,000/- (Rupees Twenty Seven Lakh and Fifty Thousand only) |

P. Jha

**EXECUTIVE ENGINEER & ADO**  
**Special Project Division-II**  
**Tamilnadu Housing Board**  
**Thirumangalam,**  
**Shopping Complex, Chennai-101.**

|      |                                                                               |                                                                                     |
|------|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| i)   | I & A Charges                                                                 | Rs.3,34,00,000/- (Rupees Three Crore and Thirty Four Lakh only)                     |
| v)   | MIDC for CMWSSB                                                               | Rs. 2,01,75,000/- (Rupees Two Crore and One Lakh and Seventy Five Thousand only)    |
| vi)  | Shelter Fee                                                                   | Rs. 3,07,25,000/- (Rupees Three Crore and Seven Lakh and Twenty Five Thousand only) |
| vii) | Flag day Contribution (by Cash) remitted In Receipt No.5405, dated:21.08.2020 | Rs.500/- (Rupees Five Hundred only)                                                 |

3. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), AAI, PWD & EIA Clearance and conditions put forth by CMDA in the references 7<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup>, 15<sup>th</sup>, 17<sup>th</sup> & 18<sup>th</sup> cited. In this regard, the applicant has furnished an undertaking in the reference 19<sup>th</sup> cited to abide by the terms and conditions put forth by CMDA and accepting the conditions put forth by DF&RS, Police (Traffic), PWD, EIA and AAI.

4. The Promoter 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 TNCD&BR - 2019 and enforcement action will be taken against such development.

5. 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

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*P. Jha*  
EXECUTIVE ENGINEER & ADO  
Special Project Division-II  
Tamilnadu Housing Board  
Thirumangalam,  
Shopping Complex, Chennai-101.

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 / Registered Engineers / 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. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

6. 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.

7. The applicant 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.

8. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.

9. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

*P. Jhan*  
 EXECUTIVE ENGINEER & ADO  
 Special Project Division-II  
 Tamilnadu Housing Board  
 Thirumangalam,  
 Shopping Complex, Chennai-101.

10. The Executive Authority of Local Body before issuing Building Permit for the construction of new building shall ensure, if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the roof top to receive direct sun light. The load bearing capacity of the roof shall at least be 50 Kilogram per Sq.m. All new buildings shall have solar assisted water heating system installed before they are utilized for business or other activity.

The capacity of solar assisted water heating system to be installed shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than 25 Litres per person per day for each bath room and kitchen subject to the condition that maximum of 50 percent of the total roof area is provided with the system as per norms to be fixed by the Tamil Nadu Energy Development Agency from time to time.

11. The applicant shall reserve 1/3<sup>rd</sup> open Terrace Area for erection of Solar Photo Voltaic Panel and the same has to be ensured before issue of Completion Certificate.

12. As per G.O.(Ms) No.112, H&UD Department dt.22.06.2017, 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.

13. Two sets of plan for the proposed development is approved and numbered as Planning Permission No. C/PP/MSB/ 39 (S-1 to S-28)/2020, dated: 19.11.2020 in Permit No. 13241 are sent herewith. The Planning Permission is valid for the period from 19.11.2020 to 18.11.2025.

14. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

15. The Commissioner, Greater Chennai Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

*P. Jha*  
 EXECUTIVE ENGINEER & ADO  
 Special Project Division-II  
 Tamilnadu Housing Board  
 Thirumangalam,  
 Shopping Complex, Chennai-101.

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16. This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,

*G. Jagan* 25/11/2020  
for **MEMBER-SECRETARY**

**Encl :**

1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 18<sup>th</sup> cited.

**Copy to:**

1. **The Executive Engineer & ADO i/c,**  
**Special Project Division – II,**  
**TNHB, Thirumangalam,**  
Chennai-600 101.
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. (with one set of approved plans)
5. The Chief Engineer, CMWSSB,  
No.1 Pumping Station Road, Chintadripet, Chennai-2.
6. The Additional Commissioner of Police (Traffic),  
Egmore, Chennai-8.
7. The Chief Engineer,  
TNEB, Chennai-2.
8. **VARSHA .P.JAIN. B.Arch.,** (Mobile No.: 9840785990)  
(Registered Architect, CA/95/18498),  
CMDA Registration No.R.A/Gr-I/19/03/035,dated:04.03.2019,  
A.R. Complex, First Floor, No.1090, P.H. Road, Chennai – 600 084.  
**Email: creative1090@gmail.com**
9. **Dr.ALEX JACOB, B.E., M.Tech.,(Str)., Ph.D(Hon).,M.I.E.,(Aust)., M.I.E.,(Ind).,**  
Structural Engineer, (Mobile No.: 9840159550)  
CMDA Registration No.SE/GR-I/19/02/001,dated:11.02.2019 furnished,  
A.R. Complex, First Floor, No.1090, P.H. Road,  
Chennai – 600 084. **Email: alexjacobuc@gmail.com**

*/ TRUE COPY /*

*P. Jagan*  
**EXECUTIVE ENGINEER & ADO**  
**Special Project Division-II**  
**Tamilnadu Housing Board**  
**Thirumangalam,**  
**Shopping Complex, Chennai-101.**

Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No.

13241

Date of Permit

19.06.2020

C/PP/MSB/39 (S1 to S-28)/2020

File No.

C3(N)/303/2020

Name of Applicant with Address

The Executive Engineer & ADO,  
Special Project Division-II,  
T.N.H.B., Anna Nagar, Chennai-600041

Date of Application 06.06.2020

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

Site Address

Annexure enclosed.

Division No.

Development Charge paid Rs.

15,40,000/-

B0017035

B0017035

21.08.2020

Challan No.

Date

18.06.2020

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.

18.11.2025

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.

Govt. In. (Ms) No. 92, H&UD,  
(UDI) Dept, Dt: 17.7.2020

For MEMBER SECRETARY

EXECUTIVE ENGINEER & ADO

Special Project Division-II

Tamilnadu Housing Board

Thirumangalam,

Shopping Complex, Chennai-101.

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பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation

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நகரமைப்பு பிரிவு  
Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

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

(1919 MCMC Act Section 238)

|                                                                         |                |                                                                                                                                                          |                                      |
|-------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| கட்டிட அனுமதி எண் / Building Plan No                                    |                | திட்ட அனுமதி எண் / Plan Submission No                                                                                                                    |                                      |
| CEBA/WDCN11/0044/2020                                                   |                | C3(N)/303/2020 - 19/11/2020                                                                                                                              |                                      |
| மண்டலம் / Zone                                                          | கோட்டம் / Ward | அனுமதி நாள் / Approval Date                                                                                                                              | மனுப்பப்பட்ட நாள் / Application Date |
| N11                                                                     | N148           | 09/12/2020                                                                                                                                               | 02/12/2020                           |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address |                | THE EXECUTIVE ENGINEER AND ADO-special Project Division-II, TNHB, Thirumangalam, Chennai- 600101.                                                        |                                      |
| சேவாபெற்று தகவல் / Service Type                                         |                | Building Permit for CMDA Approved Plan                                                                                                                   |                                      |
| மனவ அமைவிடம் / Plot address                                             |                | Survey No:S.No.376/2,378,379 PT, 380 PT,& 398 PT, Tamil Nadu Housing Board Apartments Nerkundram Scheme,NERKUNDRAM,NERKUNDRAM,Nerkunram, Chennai, 600107 |                                      |
| Building License Fees                                                   |                | 11806600 ✓                                                                                                                                               |                                      |
| Road cut charges - CMWSSB SEWERAGE                                      |                | 53000 ✓                                                                                                                                                  |                                      |
| Road cut charges - CMWSSB, WATER                                        |                | 53000 ✓                                                                                                                                                  |                                      |
| Road cut charges - TNEB                                                 |                | 53000 ✓                                                                                                                                                  |                                      |
| Scrutiny Fees                                                           |                | 600 ✓                                                                                                                                                    |                                      |
| Workers Welfare Board                                                   |                | 14370600 ✓                                                                                                                                               |                                      |
| மொத்தக் கட்டணம் / Total (In Rs.)                                        |                | 26336800                                                                                                                                                 |                                      |

Amount (in words): Rupees Two Crore Sixty Three Lakhs Thirty Six Thousands Eight Hundred Only

Payment Details:

DD Number: 057255

Amount 26336800  
(In Rs.):

Date: 07/12/2020

Bank: UNION BANK OF INDIA

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலிப்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 08/12/2025

Permit Valid upto 08/12/2025



Digitally Signed by A S Murugan  
Date: 09-Dec-2020 (13:26:13)

Executive Engineer (T.P.)

*P. Jhan*  
EXECUTIVE ENGINEER & ADO  
Special Project Division-II  
Tamilnadu Housing Board  
Thirumangalam,  
Shopping Complex, Chennai-101.

**ANNEXURE**

Chennai Metropolitan Development Authority

**PERMIT No.13241****C/PP/MSB/39 ((S-1 to S-28))/2020****C3(N)/303/2020, Dt: 19.11.2020****The Executive Engineer & ADO, TNHB,**  
*Special Project - Anna Nagar Division, Thirumangalam, Chennai-101.*

Planning Permission for the proposed construction of **High Rise Residential Building** consisting 5 Blocks with **Combined Basement Floor for HIG - I & II Blocks and MIG - I & II Blocks; HIG BLOCK-I:** Stilt Floor + 19 Floors with 114 dwelling units, **HIG BLOCK-II:** Stilt Floor + 19 Floors with 114 dwelling units, **MIG BLOCK-I:** Stilt Floor + 19 Floors with 114 dwelling units, **MIG BLOCK-II:** Stilt Floor + 19 Floors with 114 dwelling units, **MIG BLOCK-III:** Stilt Floor + 19 Floors with 114 dwelling units, totally **570** Dwelling Units abutting 18m wide Road, Nerkundram, Chennai, comprised in S. No. 376/2, 378, 379 Part, 380 Part & 398 Part of Nerkundram Village, within the limits of Greater Chennai Corporation.

*B*  
17.11.2020  
PAC:

*G. J.*  
20/11/2020

*P. Jhara*  
**EXECUTIVE ENGINEER & ADO**  
Special Project Division-II  
Tamilnadu Housing Board  
Thirumangalam,  
Shopping Complex, Chennai-101  
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[www.verified.realestate](http://www.verified.realestate)