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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

Letter No. C3 (S)/436/2019

Dated: 14.01.2020

To
The Commissioner,
Greater Chennai Corporation,
Chennai - 600 003.

Sir,

Sub: CMDA - APU - MSB (South) Division - Planning Permission Application for the Proposed construction of High Rise Group development building with 4 Blocks consisting of **Block A** : Stilt Floor + 19 floors with 114 dwelling units, **Block B & C**: Stilt Floor + 19 floors with 152 dwelling units in each block, Totally 418 Dwelling units and **Block D** - Club House: Ground floor + 1st floor (Swimming pool at Ground floor level) and Mechanized stack parking 2 levels availing with **Premium FSI** at Door No. 1, Plot No.1, SAF Games village division, Koyambedu, Chennai - 600 107. comprised in T.S.No.1/1(part), Block No.64 (as per TSLR, T.S. No. 1/14,1/15,Ward-01 Block No. 64 Jawaharlal Nehru Salai) of **Koyambedu Village**, Egmore-Nungambakkam Taluk, Chennai applied by **The Executive Engineer, TNHB**- Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No. CMDA/PP/MSB/S/0436/2019, dated 21.06.2019.
 2. Agenda & Minutes of 251st Panel meeting held on 11.07.2019.
 3. G.O.(Ms) No.121 CMWSSB(Metro.2) Department dated 13.07.1998 regarding land transfer to TNHB from CMWSSB
 4. This office letter even No. dated 23.07.2019
 5. NOC from AAI In letter CHEN/SOUTH/B/03119/377324 dated 21.03.2019 valid upto 20.03.2027 for Block A.
 6. NOC from AAI in letter CHEN/SOUTH/B/030519/376941 dated 12.03.2019 valid upto 11.03.2027 for Block B.
 7. NOC from AAI in letter CHEN/SOUTH/B/030519/376943 dated 12.03.2019 valid upto 11.03.2027 for Block C.
 8. NOC from AAI in letter CHEN/SOUTH/B/030519/376944 dated 12.03.2019 valid upto 11.03.2027 for Block D.
 9. NOC from AAI in letter CHEN/SOUTH/B/030519/376945 dated 12.03.2019 valid upto 11.03.2027 for Block E.

10. NOC from IAF in letter TAM/5218/1/ATC (PC - 16/19) dated 29.03.2019.
11. NOC from EIA in Letter No.SEIAA-TN/F.6753/EC/8(a)/652/2019 dated 17.06.2019.
12. NOC from DF&RS in R.Dis.No.-13593/C1/2019 PP.NOC.No.127/2019 dated 17.09.2019 & 15.11.2019
13. Executive Engineer, TNHB letter No. SAFGV Dn./plg/008/2018 dated 29.08.2019 with revised plan
14. NOC from Police(Traffic) in letter Rc.No.Tr./License/727/21653/2019 dated 04.09.2019.
15. This office letter even No. dated 10.10.2019 addressed to the Government.
16. Government Letter (Ms) No. 168, H&UD(UD1(1) Department dt.06.11.2019
17. Executive Engineer, TNHB letter No.SAFGV Dn./plg/008/2018 dated 13.11.2019
18. This office letter even No. dated 22.11.2019 addressed to SRO, Anna Nagar
19. The Sub-Registrar, Anna Nagar (SRO) Letter dated 25.11.2019.
20. This office DC advice letter even No. dt.06.12.2019.
21. NOC from CMRL in Letter No. CMRL/NOC/626/27/2019 dated 06.12.2019.
22. Executive Engineer, TNHB dated 19.12.2019 with Remittance of DC & other charges along with Undertakings.
23. Executive Engineer, TNHB dated 26.12.2020 with revised plan.
24. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017
25. G.O.(Ms).No.18 Municipal Administration & Water Supply (MA-I) Department, dated 04.02.2019.
26. WP(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913/2019 dated 12.04.2019.
27. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
28. G.O.(Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017.
29. G.O.(Ms) No.86, H&UD Department dated 28.03.2012.

The Planning Permission Application for the Proposed construction of High Rise Group development building with 4 Blocks consisting of **Block A** : Stilt Floor + 19 floors with 114 dwelling units, **Block B & C**: Stilt Floor + 19 floors with 152 dwelling units in each block ,Totally 418 Dwelling units and **Block D** - Club House: Ground floor + 1st floor (Swimming pool at Ground floor level) and Mechanized stack parking 2 levels availing with Premium FSI at Door No. 1, Plot No.1, SAF Games village division, Koyambedu, Chennai - 600 107. comprised in T.S.No.1/1(part), Block No.64 (as per TSLR, T.S. No. 1/14,1/15,Ward-01 Block No. 64 Jawaharlal Nehru Salai) of **Koyambedu Village**, Egmore-Nungambakkam Taluk, Chennai applied by Executive Engineer, TNHB has been examined and Planning Permission

165
is issued based on the Government approval accorded in the reference 16th cited subject to the usual conditions put forth by CMDA in reference 20th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 5th to 12th, 14th & 21st cited.

2. The applicant has remitted the following charges vide receipt No.B0015282, dated 17.12.2019 in the reference 22nd cited.

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.9,90,000/- (Rupees Nine lakhs and Ninety thousand only)
ii)	Balance Scrutiny fee	Rs.1,20,000/- (Rupees One Lakh and Twenty thousand only)
iii)	Regularisation Charges	Rs.13,10,000/- (Rupees Thirteen Lakhs and Ten thousand only)
iv)	Infrastructure & Amenities charges	Rs.2,41,80,000/- (Rupees Two Crores and Forty One Lakhs and Eighty Thousand only)
v)	Shelter Fee	Rs.5,55,50,000/- (Rupees Five Crores Fifty Five Lakhs and Fifty Thousand only)
vi)	Premium FSI charges	Rs.13,73,70,000/- (Rupees Thirteen Crores Seventy three Lakhs and Seventy thousand only)
vii)	IDC charges for CMWSSB	Rs.1,13,70,000/- (Rupees One Crore Thirteen Lakhs and Seventy thousand only)

3. The Applicant has also furnished an undertaking in the reference 24th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF, Environmental Clearance & CMRL and the conditions imposed by CMDA in the reference 19th cited.

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 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 Tamil Nadu Combined Development Building Rule, 2019 and enforcement action will be taken against such development.

5. 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. The 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 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 Design Sufficiency as well as for supervision in the prescribed formats.

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

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

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

9. 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 atleast be 50 Kilogram

177

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 water 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.

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

11. 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.

12. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

13. The swimming pool has to be constructed as per the norms prescribed in th TNCD&BR Rule 2019.

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. Two sets of approved plans numbered as C/PP/MSB/02 (A to M)/2020, dated 14.01.2020 in Planning Permit No. 13204 are sent herewith. The Planning Permit is valid for the period from 14.01.2020 to 13.01.2025.

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

Yours faithfully,

in th TNCD&BR Rule 2019.

S. S. S. S.
14/01/2020
For MEMBER-SECRETARY

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

Chennai Metropolitan Development Authority

PLANNING PERMIT ²³³

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

PERMIT No. 13204

c/pp/MSB/02 (Abm)/2020 Date of Permit... 14/01/2020

File No. C.B.(S).436/2019

The Executive Engineer
Tamil Nadu Housing Board
SAF Games Village Division
TNHB Shopping Complex
Thirumangalam, Chennai 10

Name of Applicant with Address.....

Date of Application... 21.06.2019

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

Site Address..... As per Annexure Enclosed

Division No.....

Development Charge paid Rs. 990,000/- Challan No. B0015282 Date 17.12.2019

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 13/01/2025

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 Lr MS No. 168,

HEUD Dept. dt. 6.11.2019

For MEMBER SECRETARY

13/1/2020

235

ANNEXURE

Chennai Metropolitan Development Authority

PERMIT No.13204

C/PP/MSB /02 A to M/2020

C3 (S)/436/2019

Dated : .01.2020

The Executive Engineer, TNHB

Area Plans Unit – MSB (South) Division - Planning Permission Application for the Proposed construction of High Rise Group development building with 4 Blocks consisting of **Block A** : Stilt Floor + 19 floors with 114 dwelling units, **Block B & C**: Stilt Floor + 19 floors with 152 dwelling units in each block ,Totally 418 Dwelling units and **Block D** - Club House: Ground floor + 1st floor (Swimming pool at Ground floor level) and Mechanized stack parking 2 levels availing with **Premium FSI** at Door No. 1, Plot No.1, SAF Games village division, Koyambedu, Chennai – 600 107. comprised in T.S.No.1/1(part), Block No.64 (as per TSLR, T.S. No. 1/14,1/15,Ward-01 Block No. 64 Jawaharlal Nehru Salai) of **Koyambedu Village**, Egmore-Nungambakkam Taluk, Chennai.

[Signature]
14/01/2020



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

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/WDCN10/00067/2020		C3(S)/436/2019 - 14/01/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N10	N127	11/02/2020	11/02/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER-TAMIL NADU HOUSING BOARD SAF Games Village Division, TNHB, Thirumangalam Shopping Complex, Thirumangalam, Chennai - 600101.	
சேவைப்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:1,Block No:64,Plot No:1, Survey No:TS.NO:1/14, 1/15, JAWAHARLAL NEHRU SALAI, SAF GAMES VILLAGE,Saf Games Village,Koyambedu,Koyambedu, Chennai, 600107	
Building License Fees		7292400	
Regularisation Charges (penalty under section 244A)		322800	
Scrutiny Fees		600	
Workers Welfare Board		8888100	
மொத்தக் கட்டணம் / Total (In Rs.)		16503900	

Amount (in words): Rupees One Crore Sixty Five Lakhs Three Thousand Nine Hundred Only

Payment Details:

DD Number: 056291

Amount 16503900
(In Rs.):

Date: 05/02/2020

Bank: UNION BANK OF INDIA

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

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

இந்த அனுமதி 10/08/2020
முடிவு நாள் 10/02/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 10/08/2020

If Construction started Building Permit is valid up to 10/02/2025



Digitally Signed by A S Murugan
Date: 11-Feb-2020 (12:39:37)

Executive Engineer (T.P.)



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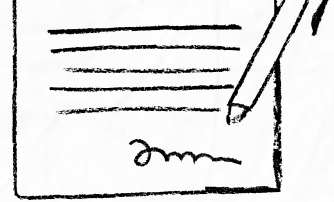
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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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