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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)/3248/2019

Dated: 31.12.2020

To

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

Sir,

Sub: CMDA - Area Plans Unit - MSB (South) Division - Planning Permission Application for the addition & revision to the earlier approval for the proposed High Rise Group development of Residential building with availing **Premium FSI** consist of Extended Combined Basement Floor for Block 1 & 3, **Block 1:** Stilt Floor + 39 Floors-Residential building with 148 Dwelling units, **Block 2:** Extended Basement Floor + Stilt Floor+ 1st Floor to 5th Floor (Parking) + 6th Floor to 20 Floors- Residential building with 248 Dwelling units, **Block 3:** Stilt Floor + 1st Floor to 4th Floor (parking) + 5th Floor to 20 Floors- Residential building with 240 Dwelling units (Totally 636 Dwelling units) and **Block 4:** Ground Floor + 1st Floor + 2nd Floor - **Club house** with Party hall, Department Store, Mini theatre, Indoor play area, Guest rooms, Gym & Swimming pool at terrace level at Rajiv Gandhi Salai (OMR), Kandanchavadi, Chennai-600096 Comprised in Survey No. 281/2B1A1, 282/4, 5, 6, 7, 283/2A1, 2B, 2C, 2D of Kottivakkam Village, Sholinganallur Taluk, Kancheepuram District, within the limit of Greater Chennai Corporation, applied by **Thiru.T.V. Sathia Narayana (GPA for (i) M/s. Perungudi Developers Pvt. Ltd. (ii) M/s. Pioneer Software Park Pvt. Ltd. (iii) M/s. Madras Township Developers Pvt. Ltd.)** - 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/30/2019, Dated 22.02.2019.
 2. Earlier Planning Permission was issued in P.P No.C/PP/MSB/Site Approval/06/2017 Planning Permit No.7607 in letter No.C3(S)/2592/2016 dated 27.04.2017.
 3. Earlier Planning Permission was issued in PP.No.C/PP/MSB/45 (S-01 to S-34)/2018 in letter No. C3(S)/5398/2017, dated 13.11.2018 Planning Permit No. 11934 (G.O.Ms.No.189 H&UD dept, dated 27.11.2017).
 4. Bank Guarantee furnished for **Rs.5,44,30,000/-**(Rupees Five Crore Forty Four Lakhs and Thirty Thousand only) vide BG No. PBGI00911800155 dt.31.08.2018 in Letter No.C3(S)/5398/2017

5. towards Security Deposits issued by RBL Bank, T.Nagar Branch.
6. OSR area of I- 1811.44 Sq.m., OSR area II – 1164.38 Sq.m. has already been gifted vide Document No.2306/2016 dated 12.09.2016.
7. Site approval was issued in PP.No.C/PP/MSB/site approval/06/2017 dated 27.04.2017 in letter No. C3(S)/2592/2016, Planning Permit No.7607.
8. NOC from AAI issued in CHEN/SOUTH/B/052316/128197 dated 23.05.2016 for Tower 2.
9. NOC from AAI issued in CHEN/SOUTH/B/052716/128412 dated 27.05.2016 for Tower 3.
10. NOC from AAI issued in CHEN/SOUTH/B/052116/128104 dated 01.06.2016 for Tower 1.
11. NOC from DF&RS in letter No. R.Dis No.9278/C1/2016 PP.NOC.No.64/2016 Dated 19.07.2016 for earlier approval (Amendment issued in R.Dis No.22653/C1/2017 dt.2.3.2018).
12. NOC from IAF Directorate of Ops (ATS), New Delhi in letter No. Air HQ/S 17726/4/ATS (Ty BM-MMDCCXXII) Dated 20.01.2017.
13. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017
14. NOC from Police (Traffic) issued in Rc.No.Tr./License/ 964/ 21391/2017 dated 25.09.2017 for 443 Dwelling units.
15. PWD letter No. DB/T5(3)/F-I&C-Kottivakkam /2017 dt.09.10.2017
16. Environmental Clearance (EC) issued in Letter No.SEIAA/ TN/ F.6385/EC/8(a)/538/2017 Dated 11.10.2017 (for 443 Dwelling units).
17. The Govt. Letter (Ms) No. 189, H&UD (UDI) dept, Dated 27.11.2017.
18. NOC from AAI issued in CHEN/ SOUTH/ B/111418 / 348607 Dated 26.11.2018 for Tower 3.
19. NOC from AAI issued in CHEN/SOUTH/B/111718/349665 Dated 27.11.2018 for Tower 1.
20. NOC from AAI issued in CHEN/SOUTH/B/111718/349670 Dated 27.11.2018 for Tower 2.
21. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019
22. Applicant letter Dated 26.02.2019 along with copy of CRZ map and along with the report issued by IRS Anna University, Chennai-15.
23. Minutes for 248th MSB Panel Meeting held on 28.02.2019.
24. Clarification issued by TNSCZMA & Director, Department of Environment in letter Rc. No.P1/2982/2019, dated 05.03.2019.
25. Amendment issued by DF&RS in R.Dis No.2137/C1/2019 dated 29.03.2019 for 632 dwelling units
26. Amendment issued for the DF&RS NOC in R.Dis.No.16464 /C1/2019 dated 18.02.2020 for 636 dwelling units.

26. NOC from Police (Traffic) Issued in Rc.No.Tr. /License /371/3248/2019 dated 13.06.2019 for 636 Dwelling units.
27. This office letter even No. dt.23.07.2019 addressed to the Government.
28. Government Letter (Ms) No. 135, H&UD Department dt.17.09.2019
29. This office letter even No. dated 19.12.2019 addressed to SRO, Adyar.
30. The Sub-Registrar, Adyar (SRO) Letter No.1247/2019 dt.20.12.2019.
31. This office (DC advice) letter even No. dated 14.01.2020.
32. Applicant letter dated 21.01.2020 & 11.02.2020 with undertakings.
33. This office letter addressed to the Government dated 25.02.2020 for clarification on extending Premium FSI.
34. NOC from Environmental Clearance (EC) issued in Letter No.SEIAA/ TN/ F.6752/EC/8(a)/694/2019 Dated 28.02.2020.
35. Applicant letter dated 01.06.2020 with Environmental clearance & amendment from DF&RS.
36. NOC from TANGEDCO Lr.No. SE/CEDC/S-II/AEE/CIVIL/ F.Sathyaranayana / D.410/20 dt 08.10.2020.
37. This office (Revised DC advice) letter even No. dated 02.06.2020
38. The applicant letter dt.10.11.2020 & 15.10.2020.
39. This office (Revised DC advice) letter even No. dated 20.10.2020 regarding Premium FSI.
40. Applicant letter dated 22.10.2020 with utilization of DRC No. 011/2013, dt.07.02.2013 and DRC vide letter No.071/2018 dt.10.11.2018 and all NOC's undertakings.
41. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
42. Amendment of extending the validity of BG vide No.PBGI00911800155 dt.31.08.2018 was extended and valid up to 29.12.2025

The Planning Permission Application for the addition & revision to the earlier approval for the proposed High Rise Group development of Residential building with availing **Premium FSI** consist of Extended Combined Basement Floor for Block 1 & 3 , **Block 1:** Stilt Floor + 39 Floors- Residential building with 148 Dwelling units, **Block 2:** Extended Basement Floor + Stilt Floor+ 1st Floor to 5th Floor (Parking) + 6th Floor to 20 Floors- Residential building with 248 Dwelling units, **Block 3:** Stilt Floor + 1st Floor to 4th Floor (parking) + 5th Floor to 20 Floors- Residential building with 240 Dwelling units (Totally 636 Dwelling units) and **Block 4:** Ground Floor + 1st Floor + 2nd Floor - **Club house** with Party hall, Department Store, Mini theatre, Indoor play area, Guest rooms , Gym & Swimming pool at terrace level at Rajiv Gandhi Salai (OMR), Kandanchavadi, Chennai-600096 Comprised in Survey No.281/2B1A1,282/4,5,6,7,283/2A1,2B,2C,2D of Kottivakkam Village has been examined and Planning Permission is Issued based on the Government approval accorded in the reference 28th cited subject to the usual conditions put forth by CMDA in reference 28th, 34th & 36th cited, including compliance of conditions imposed by the Government agencies in the reference 11th, 17th, 18th, 19th, 22nd, 24th, 25th, 26th, 34th & 36th cited.

2. The applicant has remitted the following DC & other applicable charges in letter dated 21.01.2020 vide Receipt No. **B0017816**, dated **10.11.2020**.

Sl. No	Charges	Total Amount	Earlier remitted charges in receipt No. B008110 & dated 12.09.2018.	Balance Amount remitted vide receipt No B0017816, dated 10.11.2020.
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.23,55,000/- (Rupees Twenty Three Lakh Fifty Five Thousand only)	Site Approval (C3(S)/5398/2017) Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand) in receipt no B001602, dt 28.06.2016. Rs.19,20,000/- (Rupees Nineteen Lakh and Twenty Thousand only)	Rs.2,60,000/- (Rupees Two Lakh and Sixty thousand only)
ii)	Balance Scrutiny fee	-	-	Rs.40,000/- (Rupees Forty thousand only)
iii)	Regularisation charges	Rs.22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand only)	Rs.22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand only) Receipt No. B001602 dt. 28.06.2016. (C3(S)/2592/2016)	-Nil-
iv)	Security Deposit for Building	Rs.5,44,30,000/- (Rupees Five Crore Forty Four Lakh and Thirty Thousand only)	Rs.5,44,30,000/- (Rupees Five Crore Forty Four Lakh and Thirty Thousand only) BG furnished vide BG No. PBGI00911800155 dt.31.08.2018 issued by RBL Bank, T.Nagar Branch, Chennai-17, File no. C3(S)/5398/2017, valid upto 30.08.2023	The BG furnished vide No.PBGI00911800155 dt.31.08.2018 was extended and validity period is upto 29.12.2025 was amended.
v)	Security Deposit for Display Board	-	-	Rs.10,000/- (Rupees Ten Thousand Only)
vi)	Infrastructure & Amenities charges	-	Rs.2,61,50,000/- (Rupees Two Crore Sixty One Lakh and Fifty Thousand only)	Rs.1,50,20,000/- (Rupees One Crore Fifty Lakh and Twenty thousand only)
vii)	Premium FSI Charges	Rs.15,56,80,000/- (Rupees Fifteen	Rs.12,09,73,905/- (Rupees Twelve Crore	Rs.3,14,72,120/- (Rupees Three Crore

		Core Fifty Six Lakh and Eighty Thousand only)	Nine Lakh Seventy Three Thousand Nine hundred five only)utilized in DRC No. 011/2013 dt.07.02.2013. Rs.32,33,984.69/- (Rupees Thirty Two Lakh Thirty Three Thousand Nine Hundred Eighty Four only) utilized in DRC No. 071/2018 dt.10.11.2018.	Fourteen Lakh Seventy Two thousand One hundred and Twenty only)
viii)	Shelter Fee	Rs.3,52,20,000/- (Rupees Three Crore Fifty Two Lakh and Twenty Thousand only)	Rs.1,96,50,000 /- (Rupees One Crore Ninety Six Lakh and Fifty Thousand only)	Rs.1,55,70,000/- (Rupees one Crore Fifty five Lakh and Seventy thousand only)
ix)	Flag day Fee	-	-	Rs.500/- (Rupees Five Hundred only)

3. The applicant also furnished the Demand draft of Rs. 77,25,000/- (Rupees Seventy Seven Lakhs and Twenty Five Thousand only) towards Infrastructure Development Charge vide No.240076, dated 10.02.2020 drawn from RBL Bank, Chennai-600 113. After adjustment of already remitted IDC of Rs.2,01,50,000/- DD No.059973 dt.11.09.2018 in file No.C3(S)/5398/2017.

4. The applicant has furnished the DRC No. 011/2013, dt.07.02.2013 from Thiru.Rajkumar Manradiyar and permitted to adjust in lieu of Premium FSI charges of Rs.12,09,73,905/- and DRC No. 071/2018, dt 10.11.2018 from Thiru.T.V.Sathianarayana and permitted to adjust in lieu of Premium FSI charges of Rs.32,33,984.69 Totally 15,56,80,000/- after full utilization of both DRC certificates.

5. The applicant has already Gifted OSR Area during the site approval through Gift Deed Doc.No.2306/2016 dated 12.09.2016.

6. The Applicant furnished an undertakings in letter dated 22.10.2020 to abide by the terms and conditions put forth by AAI, Police (Traffic), DF&RS, IAF, Environment Clearance, PWD & the conditions imposed by CMDA in the reference 40th cited.

7. 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

8. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. 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 harvesting structures shown in the approved plan to the satisfaction

of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

9. 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.

10. 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.

11. As per G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016, 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.

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

14. As per the transitory provisions (Rule No.73) of TNCD&BR 2019, the Planning Permission Application was processed under Development Regulations of Second Master Plan.

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

16. Two sets of approved plans numbered as C/PP/MSB/45(S-01 to S -49) /2020, dated:31.12.2020 in Planning Permit No. 13247 are sent herewith. The Planning Permit is valid for the period from 31.12.2020 to 30.12.2025. Earlier Planning Permission issued in the reference 2nd cited is stands cancelled.

17. 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,

For MEMBER-SECRETARY

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

Copy to:

1. **Thiru.T.V. Sathia Narayana** (GPA for
(i)M/s. Perungudi Developers Pvt. Ltd.
(ii)M/s.Pioneer Software Park Pvt. Ltd.
(iii)M/s. Madras Township Developers Pvt.Ltd.)
No.03, Mangesh Street,
T.Nagar, Chennai – 600 017.
2. **The Deputy Planner,** (With one set of approved plans)
Enforcement Cell (South), CMDA,
Chennai-600 008.
3. **The Director of Fire & Rescue Service** (With one set of approved plans)
No.1, Greams Road, Chennai-600 006.
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.
8. **Thiru. S.Muralidharan** (Architect)
No.53A/3,Amaravathy Nagar,
3rd East Cross Street, Arumbakkam,
Chennai- 600 106. **BY SPEED POST**
9. **Thiru.N.Chandru, M.E.(Structures)**
Structural Engineer,
A-20,100 Feet Road, Hindu Colony,
Nanganallur, Chennai -600 061. **BY SPEED POST**
10. **Thiru.S.Rajasekar, (Site Engineer)**
No.20/36,Muniyappan street,
Kondithope, Chennai – 600 079. **BY SPEED POST**

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13247

CLPP/MSB/45(5-01 to 5-49)/2020 Date of Permit 31/12/2020

Thiru. T.V. Sathia Narayana CPA
for

File No. C3(5)/3248/2019.

M/s. Perungudi Developers

- Pvt Ltd & 2 Others.

Name of Applicant with Address

No.3. Mangesh Street T. Nagar.
Chennai. 600 017.

Govt Lt (MS) NO. 135 H&UD
dt. 17-09-2019. Dept

Date of Application 22.02.2019.

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. 2,60,000/- Challan No. B0017816 Date 10-11-2020

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.

3. The permit expires on 30-12-2025
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.

For MEMBER SECRETARY
18-12-2020

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 or 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.

2008-21

Annexure

Chennai Metropolitan Development Authority
Permit No. 13247.
C/PP/MSB/45 (S-01 to S-49)/2020

File No.C3(S)/3248/2019 dated .12.2020.

CMDA - Area Plans Unit - MSB (South) Division - Planning
Permission Application for the addition & revision to the
earlier approval for the proposed High Rise Group
development of Residential building with availing
Premium FSI consist of Extended Combined Basement
Floor for Block 1 & 3, **Block 1:** Stilt Floor + 39 Floors
Residential building with 148 Dwelling units, **Block 2:**
Extended Basement Floor + Stilt Floor + 1st Floor to 5th
Floor (Parking) + 6th Floor to 20 Floors Residential
building with 248 Dwelling units, **Block 3:** Stilt Floor +
1st Floor to 4th Floor (parking) + 5th Floor to 20 Floors
Residential building with 240 Dwelling units (Totally 636
Dwelling units) and **Block 4:** Ground Floor + 1st Floor +
20th Floor - **Club house** with Party hall, Department
Store, Mini theatre, Indoor play area, Guest rooms, Gym
& Swimming pool at terrace level at Rajiv Gandhi Sala
(OMR), Kandanchavadi, Chennai-600096 Comprised in
Survey No 281/2B1A1, 282/4, 5, 6, 7, 283/2A1, 2B, 2C, 2D of
Kottivakkam Village, Sholinganallur Taluk,
Kancheepuram District within the limit of Greater Chennai
Corporation applied by **Thiru T.V. Sathia Narayana**
(GPA for: (i) M/s. Perungudi Developers Pvt. Ltd.
(ii) M/s. Pioneer Software Park Pvt. Ltd. (iii) M/s.
Madras Township Developers Pvt. Ltd.)

[Signature]
18-12-2020
[Signature]
04/01/2021



14)

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department

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/WDCN14/00077/2021		C3(S)/3248/2019 - 31/12/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பெறப்பட்ட நாள் / Application Date
N14	N183	15/03/2021	15/03/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		T.V. SATHIA NARAYANA GPA-FOR M/S PERUNGUDI DEVELOPERS PVT LTD & 2 OTHERS No:3, MANGESH STREET, T.NAGAR, CHENNAI- 600017.	
சேவைத் தகவல் / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:-,Plot No:S.NO: 281/2B1A1, Survey No:282/4,5,6,7 & 283/2A1,2B,2C,2D, Rajiv Gandhi Road (OMR),OMR Road,Kottivakkam,Kottivakkam, CHENNAI, 600096	
Building License Fees		4550000	
Road cut charges - CMWSSB SEWERAGE		12500	
Road cut charges - CMWSSB, WATER		12500	
Road cut charges - TNEB		12500	
Scrutiny Fees		600	
மொத்தக் கட்டணம் / Total (In Rs.)		4588100	

Amount (in words): Rupees Forty Five Lakhs Eighty Eight Thousands One Hundred Only

M.W.G.W.F. DD Details : DD Number: 332130 Amount: 5350000 Rs. Date:11/03/2021 Bank:RATNAKAR BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட 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.

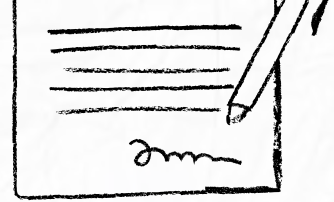
இந்த அனுமதி 14/09/2021 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியானதிலும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 14/03/2026

This Sanction will expire if the construction is not started with in 14/09/2021

If Construction started-Building Permit is valid up to 14/03/2026

[Signature]
15/03/2021
Assistant Executive Engineer (T.P.)

[Signature]
15/3/21
Executive Engineer (T.P.)



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.



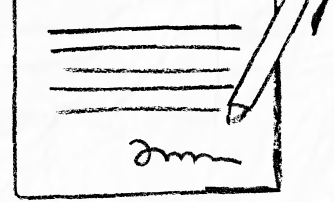
NRI & Investment Services

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



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