



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

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

F-mail: mscmda@tn.gov.in

Web site: www.cmdachennai.gov.in

Letter No. C3 (S)/31/2020

Dated: 07.05.2021

To

The Commissioner,

Kattankolathur Panchayath Union,

Kattankolathur.

Sir,

Sub: CMDA – Area Plans Unit – MSB (South) Division – Planning Permission Application for the Proposed construction of High Rise building consist of Extended Basement floor + Stilt floor + 8 floors Residential Building with 256 dwelling units availing with Premium FSI bearing S.Nos. 51, 52, 53/1A, & 53/1B of Kolapakkam Village, Vandalur Taluk, Kattankolathur Panchayath Union limits applied by M/s. Emerald Haven Development Ltd (POA), GPA of M/s. Emerald Haven Projects Pvt. Ltd and M/s. Emerald Haven Realty 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/HRB/S/031/2020, dated 08.01.2020.
 2. NOC from PWD letter No.Tho1/2194 /Kolapakkam/2016, dated 06.05.2016.
 3. NOC from AAI letter No. CHEN/SOUTH/B/121818 /356188, dated 18.12.2018.
 4. NOC from IAF letter No.TAM/5218/1/ATC (PC-03/19), dated 22.01.2019.
 5. Minutes of the 255th MSB panel meeting held on 19.02.2020.
 6. NOC from DF & RS letter No. R.Dis No.1148/C1/2020, PP NOC. No.19/2020, dated 11.03.2020.
 7. This office letter even No. dated 20.08.2020 addressed to the Government.
 8. NOC from Police (Traffic) letter C. No. G2/1929/2020, dated 28.08.2020.
 9. The Government letter (Ms) No. 150, H& UD (UDI) Dept, dated 30.09.2020.
 10. This office letter even No dated 21.10.2020 addressed to the SRO, Guduvanchery.
 11. The SRO, Guduvanchery letter No.245/2020, dated 27.10.2020.
 12. This office letter even (DC advice) No., dated 09.11.2020 & 12.11.2020.



13. Structural design report & Drawings vetted by PWD dated 20.11.2020.
14. Applicant letter dated 04.12.2020.
15. Link road portion gifted through registered gift deed document No.11860/2020, dated 16.12.2020.
16. OSR portion gifted through registered gift deed document No. 11859/2020 dt.16.12.2020.
17. Applicant letter dated 04.02.2021, 29.03.2021 & 21.04.2021 with undertaking deeds.
18. Environmental Clearance in Lr. No. SEIAA-TN /F.No.7466 /EC /8(a) /758 /2021 dated. 25.03.2021.
19. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019.
20. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017
21. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.

The Planning Permission Application for the Proposed construction of High Rise building consist of Extended Basement floor + Stilt floor + 8 floors Residential Building with 256 dwelling units availing with **Premium FSI** bearing S.Nos. 51, 52, 53/1A, & 53/1B of Kolapakkam Village, Kattankolathur Panchayath Union limits applied by **M/s. Emerald Heaven Development Ltd** (POA), GPA of M/s. Emerald Haven Projects Pvt.Ltd and M/s. Emerald Haven Realty Ltd has been examined and Planning Permission is issued based on the Government approval accorded in the reference 9th cited subject to the usual conditions put forth by CMDA in reference 12th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 3rd, 4th, 6th, 8th & 18th cited.

2. The applicant has remitted the following charges in the reference 14th cited, in receipt No. B0017925, dated 21.11.2020:

Sl. No.	Charges	Amount remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.4,75,000/- (Rupees Four Lakhs and Seventy Five Thousand only)
ii)	Regularisation charge for land	Rs.3,10,000/- (Rupees Three Lakhs and Ten Thousand Only)
iii)	Security Deposit For Building	Rs.62,75,000/- (Rupees Sixty Two Lakhs and seventy Five Thousand Only)
iv)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten Thousand Only)
v)	Security Deposit for STP	Rs.2,56,000/- (Rupees Two Lakhs and Fifty Six Thousand Only)
vi)	Infrastructure & Amenities Charges	Rs.84,50,000/- (Rupees Eighty Four Lakhs and Fifty Thousand only)
vii)	Premium FSI charges	Rs.1,17,50,000/- (Rupees One Crore Seventeen Lakhs and Fifty Thousand only)

77

3. The applicant has gifted the **Link Road** portion through registered gift deed document No.11860/2020, dated 16.12.2020 and land delivery receipt received through UO note No.TDR/13561/2020, dated 28.12.2020.

4. The applicant has gifted the **OSR portion** through registered gift deed document No. 11859/2020 dt.16.12.2020 and land delivery receipt received through UO note No.TDR/OSR /13560/2020, dated 28.12.2020.

5. The Applicant has also furnished an undertaking in letter dated 04.02.2021 cited to abide by the terms and conditions put forth by PWD, AAI, IAF, DF&RS, Police (Traffic) and Environmental Clearance the conditions imposed by CMDA in the reference 12th cited.

6. 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.

7. 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.

8. 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.

But the applicant has furnished the Structural Drawings vetted by PWD in the reference 13th cited.

9. 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 ownership and the applicant's right before acquiring the same. Further, if any individual or 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.

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

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

12. 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 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.

13. 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

14. 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.

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

16. 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.

17. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz., namely (i) Commencement of construction, (ii) Plinth level and (iii) Last Storey and apply for Completion Certificate along with order of continuance accorded for different stages by CMDA.

18. Two sets of approved plans numbered as C/PP/MSB /28 (A to F)/2021, dated **07.05.2021 in Planning Permit No.13278** are sent herewith. The Planning Permit is valid for the period from **07.05.2021 to 06.05.2026.**



19. This approval is not final. The applicant has to approach the Commissioner, Kattankolathur Panchayath Union 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.	M/s. Emerald Haven Development Ltd (POA), GPA of M/s. Emerald Haven Projects Pvt.Ltd and M/s. Emerald Haven Realty Ltd, 1 st floor, Greenways Towers, 119, St.Marys Road, Abhirampuram, Chennai – 600 018.	
2.	The Deputy Planner, Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	Director of Fire and Rescue Service, No.17, Rukumani laksmipathy salai, Egmore, Chennai-600 008.	(With one set of approved plans)
4.	The Superintendent of Police, District Police Office, Chengalpattu District.	
5.	The Chief Engineer, TNEB, Chennai-600 002.	
6.	The Commissioner of Income Tax No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
7.	Thiru. Jeganath J.B, (Architect) CMDA Reg No. RA/Gr.I//19/03/033, Plot No.6/1, Rams Swathy Towers, Durgabai Deshmuk Road, RA.Puram, Chennai – 600 028.	BY SPEED POST
8.	Thiru. A.Peramaiyan, (Structural Engineer) CMDA Reg No. SE/Gr.I/2019/07/021, No.31/14, Besant Avenue Road, Adayar, Chennai – 600 020.	BY SPEED POST
9.	Thiru. R.Thangaraj, (Site Engineer) CE/19/12/702, Greenways Towers, 1 st floor, 119, St.Mary's Road, Abhirampuram, Chennai – 600 018.	BY SPEED POST



Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13278

Date of Permit 07.05.2021

C/PP/MSB/ 28 (A to F)/2021

File No. C3(S)/13278-31/2020

Name of Applicant with Address
M/s. Emerald Haven Development Ltd (Pvt)
I Floor, Green Ways, GPA of M/s. Emerald Haven Projects Pvt Ltd
Towers, 119 St. Marys and M/s. Emerald Haven Realty Ltd
Abirampuram, Chennai-18.
Date of Application 08.01.2020

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. 4,75,000/- Challan No. Bco/17925 Date 21.11.2020

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

06.05.2026

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 Ln (ns) No.150,
H&UD (W-1), Dept.,
dt: 30.09.2020

For MEMBER SECRETARY
05.05.2021



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

CONDITIONS

Annexure

Chennai Metropolitan Development Authority

Permit No. 13278

C/PP/MSB/28(A to F)/2021

File No.C3(S)/31/2020, dated .05.2021

CMDA – Area Plans Unit - MSB (South) Division –
Planning Permission for the Proposed construction
of High Rise building consist of Extended Basement
floor + Stilt floor + 8 floors Residential Building
with 256 dwelling units availing with **Premium**
FSI bearing S.Nos. 51, 52, 53/1A, & 53/1B of
Kolapakkam Village, Vandalur Taluk,
Kattankolathur Panchayath Union limits, applied by
M/s. Emerald Haven Development Ltd
(POA),GPA of M/s. Emerald Haven Projects Pvt. Ltd
and M/s. Emerald Haven Realty Ltd.

05.05.2021

07/05/2021



நெடுங்குன்றம் ஊராட்சி தனி அலுவலர் / வட்டார வளர்ச்சி அலுவலர் (கி.ஊ.)
அவர்களின் செயல்முறைகள்
முன்னிலை :- திரு S. பாபு அவர்கள்

ந.க.எண். 32/2021-22

நாள் 4.6.2021

பொருள்: கட்டிட அனுமதி - காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம் - நெடுங்குன்றம் ஊராட்சி - கொளப்பாக்கம் கிராமம் - நில அளவை எண். 51, 52. 53/1A, மற்றும் 53/1B - ல் அடுக்குமாடிக் குடியிருப்புக் கட்டிடம் with extended Basement floor + stilt floor + 8 floors consisting of 256 dwelling units availing premium FSI - கட்ட திருவாளர்கள் எமரால்டு ஜேறவன் டெவலப்மென்ட் லிமிடெட் என்ற நிறுவனத்திற்கு சென்னை பெருநகர வளர்ச்சிக் குழுமத்தால் திட்ட அனுமதி வழங்கப்பட்டுள்ளது - மேற்படி கட்டிடத்தை கட்டுவதற்கு மேற்படி நிறுவனத்திற்கு ஊராட்சியின் அனுமதி வழங்கி உத்திரவிடப்படுகிறது.

- பார்வை :
1. சென்னை பெருநகர வளர்ச்சிக் குழுமம், தாளமுத்து நடராசன் மாளிகை, நெ.1. காந்தி இர்வின் சாலை, சென்னை 600 008 கடித எண். C3 (S)/31/2020, dt. 7.5.21
 2. ஆணையாளர், காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம் கடித எண்.1599/2021/அ4, நாள் 19.5.21
 3. மனுதாரர் கடிதம் நாள் 4.6.21
 4. மண்டல துணை வட்டார வளர்ச்சி அலுவலர் (மண்டலம்-1) அவர்களின் ஆய்வறிக்கை நாள் 4.6.21.

செங்கல்பட்டு மாவட்டம், காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம், நெடுங்குன்றம் ஊராட்சி, கொளப்பாக்கம் கிராமம் - நில அளவை எண். 51, 52. 53/1A, மற்றும் 53/1B ல் அடுக்கு மாடிக் குடியிருப்புக் கட்டிடம் - with Extended Basement floor + stilt floor + 8 floors with 256 dwelling units availing premium FSI - கட்டுவதற்கு திருவாளர்கள் எமரால்டு ஜேறவன் டெவலப்மென்ட் லிமிடெட், முதல் தளம், கிரீன்வேஸ் டவர்ஸ், 119, செயிண்ட் மேரிஸ் ரோடு, அபிராமபுரம், சென்னை 600018 என்ற நிறுவனத்திற்கு சென்னை பெருநகர வளர்ச்சிக் குழுமத்தால் திட்ட அனுமதியும் வரைபடங்களுக்கு ஒப்புதல் வழங்கியும் பார்வை ஒன்றில் காணும் கடிதத்தில் திட்ட அனுமதியும் ஒப்புதல் அளிக்கப்பட்ட வரைபடங்களும் வரப்பெற்றுள்ளன. மேற்படி கடிதம், திட்ட அனுமதி மற்றும் வரைபடங்கள் பார்வை இரண்டில் காணும் கடிதத்தில் ஆணையர், காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம் அவர்களால் இவ்வலுவலகத்திற்கு அனுப்பப்பட்டுள்ளது. மேற்படி கட்டிட வரைபடங்கள் மற்றும் ஆவணங்கள் இந்த ஊராட்சியால் பரிசீலனை செய்யப்பட்டு கட்டிட அனுமதி கீழ் காணும் நிபந்தனைகளுடன் வழங்கி உத்திரவிடப்படுகிறது.

இந்த அனுமதியானது 4.6.2021 முதல் 3.6.2026 வரை ஐந்து ஆண்டுகளுக்கு செல்லுபடியாகும். அனுமதிக் கட்டணம் ரூ.25,99,120 (செலுத்தியமைக்கான பல்வகை ரசீது எண் 3401, நாள் 4.6.2021 மற்றும் அங்கீகரிக்கப்பட்ட வரைபடங்கள் இத்துடன் இணைக்கப்பட்டுள்ளன.

நிபந்தனைகள்:

1. கட்டிடத்தின் முன்பக்கத்திலும் பின் பக்கத்திலும் வரைபடத்தில் குறிப்பிடப்பட்டுள்ளபடி இடைவெளி விடப்பட்டிருக்க வேண்டும்.





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