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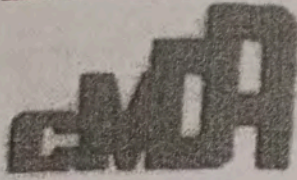
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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
Thalamuthu Natara jan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008
Phone : 28414855 Fax: 91-044-28548416
E-mail: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No. C3 (N)/0327/2020

Dated: 06.07.2021

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

Sir,

Sub: CMDA - Area Plans Unit - High Rise Building (North) Division - Planning Permission
Application for the Proposed Construction of **High Rise** Stilt + 13 floors residential
cum Commercial (Club House at 5th & 9th Floor part) use building with 107 dwelling
units, abutting Arcot Road, East Kamakodi Nagar Main road, East Kamakodi Nagar
2nd Street & East Kamkodi Nagar 4th Street, Comprising Plot No. 13, East kamakoti
Nagar, Old S.Nos. 77 part & 79 Part, New S. No. 77/12A2, 77/12A3 & 79/1B of
Valasaravakkam Village, Chennai - 600 087. Within the limits of Greater Chennai
Corporation, applied by **Tmt. Bhavani Pasupathi** (GPA Holder for M/s. Varanam
Foundations) - Approved - Reg.

- Ref:
1. PPA received in SBC no. CMDA/PP/HRB/N/0327/2020 Dt. 11.06.2020.
 2. Earlier the applicant was obtained PPA for the construction of G.floor building
from the Valasaravakkam Municipality in PP No. 118/2011, Permit No. 88880,
vide letter no. 298/2011 dt.24.05.2011
 3. The applicant letter received dt.15.06.2020.
 4. NOC received from the Police (traffic) in letter no. Tr./License/666/13142
dt.07.10.2020
 5. The applicant letter dt.12.10.2020 received on 14.10.2020.
 6. Minutes of 257th MSB panel Meeting held on 06.10.2020.
 7. This office letter even no dt.20.10.2020 addressed to the Govt.
 8. Letter (Ms) No. 195 dt. 30.12.2020 received from the Govt.,
 9. NOC received from DF&RS in letter no.C1/8786/2020, PP NOC. No.105/2020
dt.05.11.2020.
 10. This office letter even no dt.21.01.2021.
 11. The applicant letter dt.18.02.2021.
 12. NOC obtained from AAI in NOCID No. CHEN/SOUTH/B/022220/450483 Dt.
06.03.2020.
 13. The applicant letter dt.19.02.2021.



14. This office letter even no dt.04.03.2021.
15. The applicant letter dt.10.03.2021.
16. Structural Drawings vetted by PWD officials furnished along with the applicant letter dt. 10.03.2021
17. This office D.C & other charges demand notice issued in letter even no dt. 22.03.2021.
18. The applicant letter dt.29.03.2021 & 01.04.2021.
19. This office letter even no dt. 09.04.2021 addressed to the SRO, Virugambakkam.
20. The applicant letter dt. 15.04.2021.
21. This office letter even no dt. 30.04.2021 addressed to the SRO, Virugambakkam.
22. The applicant letter dt. 16.06.2021.
23. Gift deed for S.A portion of 75.914 sq.m vide Gift deed doc. no. 3205/2021 dt.10.06.2021.

The Planning Permission Application received in the reference 1st cited for the Proposed Construction of **High Rise** Stilt + 13 floors residential cum Commercial (Club House at 5th & 9th Floor part) use building with 107 dwelling units, abutting Arcot Road, East Kamakodi Nagar Main road, East Kamakodi Nagar 2nd Street & East Kamakodi Nagar 4th Street, Comprising Plot No. 13, East kamakodi Nagar, Old S.Nos. 77 part & 79 Part, New S. No. 77/12A2, 77/12A3 & 79/1B of Valasaravakkam Village, Chennai – 600 087. Within the limits of Greater Chennai Corporation, applied by **Tmt. Bhavani Pasupathi** (GPA Holder for M/s. Varanam Foundations) has been examined and Planning Permission is issued based on the Government Order issued in the reference 8th cited subject to the usual conditions put-forth by CMDA including compliance of conditions listed by other Government Agencies in the references 4th, 9th & 12th cited above.

2. The applicant has remitted the following charges vide receipt no. CMDA/PP/RC/0044/2021 dt. 25.03.2021 in the reference 18th cited:

i)	Development charges	Rs. 1,90,000/- (Rupees One Lakh and Ninty Thousand only).
ii)	Balance Scrutiny Fee	Rs. 6,000/- (Rupees Six Thousand only).
iii)	I & A Charges	Rs. 44,22,000/- (Rupees Forty Four Lakhs and Twenty Two Thousand only).
iv)	Security Deposit for Building	Rs. 25,33,000/- (Rupees Twenty Five Lakhs and Thirty Three Thousand only).
v)	Security Deposit for Display board	Rs. 10,000/- (Rupees Ten Thousand only).
vi)	MIDC for CMWSSB**	Rs. 24,18,000/- (Rupees Twenty Four Lakhs and Eighteen Thousand only).
vii)	Shelter Fee	Rs. 55,28,000/- (Rupees Fifty Five Lakhs and Twenty Eight Thousand only).
viii)	Flag day Contribution (by Cash)	Rs. 500/- (Rupees Five Hundred only)



149

145

3. Regularisation charges for land and OSR charges remitted at the time earlier approval in the reference 2nd cited have been adjusted and not collected for the present proposal and the balance charges along with additional charges only claimed for the area of proposed construction.

4. The applicant has to comply with all the conditions stipulated in the NOCs/revised NOCs issued by the Police (Traffic), DF&RS and AAI. In this regard, the applicant has also furnished an undertaking in the reference 18th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by Police (Traffic), DF&RS and AAI.

5. 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.

6. 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 / 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.

Further the applicant has also furnished Structural Drawings vetted by PWD officials in the reference 16th cited

7. 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.

8. 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.

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

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

11. 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 hearing 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 the 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.

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

13. 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.



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

15. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regards the applicant has furnished notarized undertaking.

16. 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.

17. Two sets of plan for the proposal is approved and numbered as Planning Permission No. C/PP/MSB/35 (A to F)/2021, dated 06.07.2021 in Permit No. 13285 are sent herewith. The Planning Permission is valid for the period from 06.07.2021 to 05.07.2026.

18. 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.

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

20. 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,

N. M. S. S.
07.07.2021
for MEMBER-SECRETARY
P
07/07/2021

Encl :

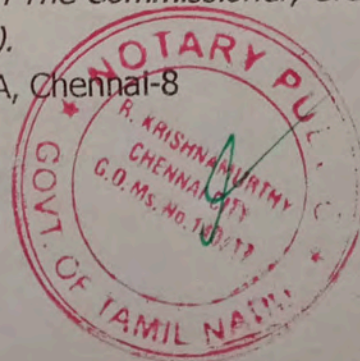
1. Two copies approved plan
2. Two copies of Planning Permission
3. Copy of Govt., letter in the reference 8th cited.

Copy To:

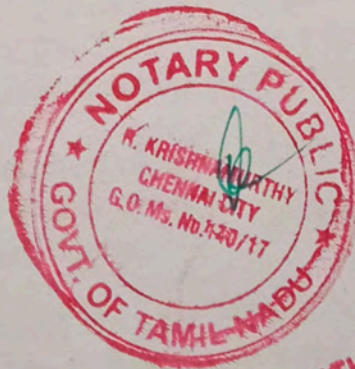
1. **Tmt. Bhavani Pasupathi,**
(GPA Holder for M/s. Varanam Foundations)
802 & 804, TRIUMPH,
Anna Salai, Nandanam,
Chennai – 600 035.

(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. (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. **Thiru S.Muralidharan,**
Registered Architect – CA/2003/31585,
CMDA Regn. RA/GR-1/19/03/088
NO. 53A/3, Amaravathy Nagar 3rd East Cross Street,
Arumbakkam, Chennai – 600 106.
E-Mail: srishti.dsign@gmail.com
9. **Thiru. A.Yuvaraj,** M.E.(Struct)
CMDA Regn. No.SE/GR-1/19/03/037
New No.31,Old No. 14,Besant Avenue, Adyar, Chennai – 600 020.
E-Mail: peram@buroengineers.in
10. **Thiru. Prof. K.Muthukrishnaiah,**
CMDA Regn. No. GTE/19/03/007
KM Foundaion Consultants,
No.4/32, North First Cross Street,
Kapaleeswarar Nagar, Neelngarai, Chennai – 600 115.
E-Mail: kmuthukrishnaiah@gmail.com
11. Site Supervision Engineer name & Address:
Thiru. R.Prabakaran,
CMDA Regn. No. CE/19/04/152
No. 802 & 804, Anna Salai, Nandanam, Chennai – 600 035.
E-Mail: prabakar.r@navins.in



R. KRISHNAMURTHY, M.A., M.L.,
Advocate & Notary Public
ADVOCATE ASSOCIATION
HIGH COURT, MADRAS-600 104.

Ch^e Metropolitan Development Authority
PLANNING PERMIT

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

PE

13285

Date of Permit 06/07/2021

C/PP/MSB/35(A+P)/2021

File No. C3(N)/327/2020

Tmt. Bhavani pasupati
GPA Holder for

Name of Applicant with Address

M/S. Varnam Foundation

No 802 & 804, TRIUMPH
Ch-35.

Anna Salai, Nandambam
Date of Application: 11.06.2020

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. 1,90,000/-

Challan No. 0044/

Date 25.03.21

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 05/07/2026

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. Lr. No 195

dt: 30.12.2020

For MEMBER SECRETARY

R. KRISHNAMURTHY, M.A., M.L.,
Advocate & Notary
ADVOCATE ASSOCIATION
COURT, MADRAS-600 104

ANNEXURE

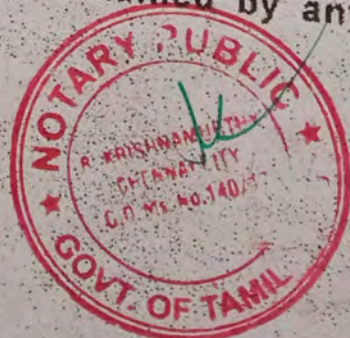
File No. C3 (N)/327/2020, Permit No. 13285

Planning Permission No.C/PP/MSB/35 (A to F)/2021
Planning Permission Application for the Proposed
Construction of **High Rise** Stilt + 13 floors residential cum
Commercial (Club House at 5th & 9th Floor part) use building
with 107 dwelling units, abutting Arcot Road, East Kamakodi
Nagar Main road, East Kamakodi Nagar 2nd Street & East
Kamakodi Nagar 4th Street, Comprising Plot No. 13, East
Kamakodi Nagar, Old S.Nos. 77 part & 79 Part, New S. No.
77/12A2, 77/12A3 & 79/1B of Valasaravakkam Village,
Chennai - 600 087. Within the limits of Greater Chennai
Corporation, applied by **Tmt. Bhavani Pasupathi** (GPA
Holder for M/s. Varanam Foundations)

01/07/2021

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 Develop-
ment 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.





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/WDCN11/00233/2021		C3(N)/0327/2020 - 06/07/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N11	N149	13/08/2021	09/07/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		P.Bhavani Pasupathi GPA-For Vaanaram Foundations Navin's Triumph, 802,804, Anna Salai, Nandhanam, Chennai- 600035.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:NEW S.No: 77/12A2,77/12A3&79/1B, EAST KAMAKOTI NAGAR MAIN ROAD, 2nd STREET & 4th STREET, ARCOT ROAD,ARCOT ROAD,VALASARAVAKKAM,Valasaravakkam, Chennai, 600087	
Building License Fees		1432100	
Road cut charges - CMWSSB SEWERAGE		21400	
Road cut charges - CMWSSB, WATER		16000	
Road cut charges - TNEB		16000	
Scrutiny Fees		600	
Workers Welfare Board		1748000	
மொத்தக் கட்டணம்/ Total (In Rs.)		3234100	

Amount (in words): Rupees Thirty Two Lakhs Thirty Four Thousands One Hundred Only

Payment Details:

DD Number: 699535 Amount 3234100 Date: 06/08/2021 Bank: STATE BANK OF INDIA
(In Rs.):

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.

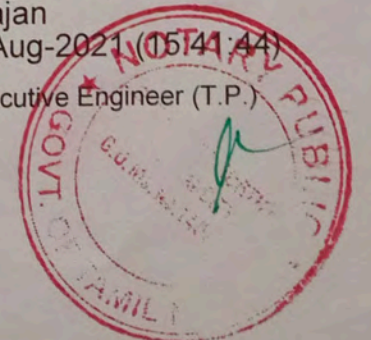
அனுமதி கால முடிவு 12/08/2026
Permit Valid upto 12/08/2026



Digitally Signed by K
Sundararajan

Date: 13-Aug-2021 (15:41:44)

Executive Engineer (T.P.)





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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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
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