Verified RealEstate™

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™



37

BY REGISTERED POST WITH ACK-DUE

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)/22111/2018 **Dated:24.08.2020**

To
1.The Commissioner,
Greater Chennai Corporation,
Chennai – 600 003.

2. The Commissioner,
Kundrathur Panchayat Union.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the proposed construction of Multistoried Building Group Development Residential building 7 Blocks consisting of Combined Basement floor for Block 1 to 4 with **Block 1 to 4**: Stilt floor +7 floors (each block 56 du), **Block 5**: Stilt floor +7 floors (56 du), **Block 6**: Stilt floor +7 floors (112Du), totally 392 du with **Block 7** (Club House): Ground floor + 3 floors and Swimming Pool in Ground Floor with changing room in S.No. 494, 495, 496/1, 497, 498, 500 & 507 of Manapakkam village and S.No.3 of Kolapakkam village submitted by **M/s. Emerald Haven Town & Country pvt. ltd** - Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Permission Application (Site approval) received in the APU No. MSB/ 305/2018, dated 05.12.2018.
2. Minutes of the 248th MSB Panel meeting held on 28.02.2019.
3. Minutes of the 249th MSB Panel meeting held on 28.03.2019
4. NOC from **DF&RS** letter R.Dis No. 1856/C1/2019, PP NOC No.29/2019, dated 22.02.2019
5. NOC from **PWD** letter No. DB/T5(3)/F-Manapakkam & Kolapakkam/2019/M/30.04.2019
6. Amendment letter dated 21.06.2019 to PWD letter No. DB/T5 (3)/F-Manapakkam & Kolapakkam/2019 /M/ 30.04.2019

Emerald Haven Town And Country P. Ltd. Chennai 600 018

7. This office letter even No. dated 13.05.2019 addressed to the Government.
8. The Government letter (Ms) No.114, H&UD dept, dated 31.07.2019.
9. This office letter (DC advice) even No. dated 20.09.2019.
10. Environment Clearance (**EC**) letter No. SEIAA/TN/F. 6867/EC /8(a)/687/2019, dated 19.12.2019.
11. NOC from **Police** (Traffic) letter Rc. No.Tr/License /466 /13275/2019, dated 07.06.2019.
12. NOC from **AAI** in letter No. CHEN/SOUTH /B/112318/350270, CHEN/SOUTH/B/112318/350273, B/112318/350274, B/112318/350276, B/112318 /350278, B/112318/350280, B/112318/351221, dated 18.12.2018.
13. NOC from **IAF** letter No.TAM/5218/1/ATC(PC-05)19, dated 25.01.2019.
14. The applicant letter dated 21.01.2020 & 02.06.2020 (undertakings)
15. The applicant has gifted the **link road** area through registered gift deed vide document No.1224/2020, dated 13.02.2020
16. The applicant has gifted the **OSR** portion through registered gift deed vide document No.1702/2020 (Chennai South Joint and 1225/2020 dated 13.02.2020
17. G.O.(Ms) No.112, H&UD Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017.
18. GO (Ms) No.135, dated 21.07.2017 (shelter Fee)
19. GO (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017

* * *

The Planning Permission Application for the proposed construction of Multistoried Building Group Development Residential building 7 Blocks consisting of Combined Basement floor for Block 1 to 4 with **Block 1 to 4**: Stilt floor +7 floors (each block 56 du), **Block 5**: Stilt floor +7 floors (56 du), **Block 6**: Stilt floor +7 floors (112Du), totally 392 du with **Block 7** (Club House): Ground floor + 3 floors and Swimming Pool in Ground Floor with changing room in S.No. 494, 495, 496/1, 497, 498, 500 & 507 of **Manapakkam village** and S.No.3 of **Kolapakkam village** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 8th cited subject to the usual conditions put forth by CMDA in reference 9th cited, including compliance of conditions imposed by the Government agencies in the reference 4th, 5th , 6th, 10th 11th, 12th & 13th cited.

2. The applicant has remitted the following charges in letter dated 21.01.2020 vide Receipt No. B0015560, dated 21.01.2020.

Emerald Haven Town And Country P... Chennai

Sl.No	Charges/Fees/Deposits	Total Amount
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.13,30,000/- (Rupees Thirteen Lakhs and Thirty Thousand Only)
ii)	Balance Scrutiny fee	Rs.1,20,000/- (Rupees One Lakh and Twenty Thousand only)
iii)	Regularisation Charges	Rs.18,90,000/-(Rupees Eighteen Lakh and Nonty Thousand Only)
iv)	Security Deposit for Building	Rs.2,94,30,000/-(Rupees Two Crore Ninty Four Lakhs and Thirty Thousand only)
v)	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten Thousand only)
vi)	Security Deposit for STP	Rs.4,06,000/-(Rupees Four Lakh and Six Thousand Only)
vii)	Infrastructure & Amenities charges	Rs.1,79,00,000/- (Rupees One Crore and Seventy Nine Lakhs only)
viii)	Shelter Fee	Rs.1,34,25,000/-(Rupees One Crore Thirty Four Lakhs and Twenty Five Thousand only)

3. The applicant has gifted the **link road** area through registered gift deed vide document No.1224/2020, dated 13.02.2020 and land delivery possession taken on 21.02.2020 & UO note received from TDR division vide No.TDR/1900/2020, dated 24.02.2020. The applicant has also gifted the **OSR** portion through registered gift deed vide document No.1702/2020 (Chennai South Joint) and 1225/2020 dated 13.02.2020 (Chennai South) and land delivery possession taken on 21.02.2020 & UO note received from TDR division vide No.TDR/1899/2020, dated 24.02.2020

4. The Applicant has also furnished an undertakings in letter dated 02.06.2020 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 9th cited.

5. 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

6. 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

Emerald Haven Town And Country Pvt. Ltd. Chennai 600 018

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.

7. 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.

8. 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.

9. 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.

10. The project 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



41

the Real Estate Project with the Real Estate regulatory Authority, as per the Government orders in the reference 17th cited.

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

12. 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.

13. The applicant has to obtain prior permission from the Executive Authority concern for the construction of Swimming pool as per G.O.Ms.No. 97, MAWS Dept, dated 07.07.2015. The applicant has to furnish NOC from the Executive Authority at the time of applying Completion Certificate.

14. 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.

15. Two sets of approved plans numbered as **C/PP/MSB/25 (A to O)/2020, dated 24.08.2020** in **Planning Permit No. 13227** are sent herewith. The Planning Permit is valid for the period from **24.08.2020 to 23.08.2025.**

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

Yours faithfully,

M. Dinakaran 24/8/2020

For **MEMBER-SECRETARY**

24/8/2020

Encl: 1) Two sets of approved plans (only to GCC)
2) Two copies of Planning Permit (only to GCC)

C3(5)/22111/2018

Chennai 600 018 Emerald Haven Town And Country Pvt. Ltd.

Copy to:

1.	**M/s. Emerald Haven Town & Country pvt.ltd,** 1st floor, Greenways Towers, No.119, St.Mary's Road, Abhiramapuram, Chennai – 600 018.	
2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	**The Director of Fire & Rescue Service** No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
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. C. Vijay Ram, Registered Architect, Reg.No.CA/93/16479, R.Chakrapani & Sons, Plot No.S1, No.2, 32nd Cross Street, Besent Nagar, Chennai – 600 090.	**BY SPEED POST**
9.	Thiru.Kishor S. Gavali, Structural Engineer, Class – 1 License Surveyor No.1957, ISSE RSN No.411, Adwave Towers, No.17, South Boag Road, T.Nagar, Chennai 600 017.	**BY SPEED POST**
10.	Thiru.Sahul Hameed, Site Engineer, CE/2020/02/757 , No.3, First Main Road, Perungalathur, Chennai 600063.	**BY SPEED POST**

Emerald Haven Town And Country Pvt. Ltd. Chennai 600 018

CJ(5)/22111/2018

43

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. C|PP|MSB|25 (A to Q)|13227|2020. Date of Permit. 24|08|2020.

File No. C3(S)|22111|2018.

Name of Applicant with Address. M/S. Emerald Haven Towne & Country Pvt. ltd. 1st Floor Greenways Towers. No. 119. St. Marys Road. Abhiramapuram. Chennai 600 018.

Govt Lr (MS) No. 114 H&UD Dept dt. 31.07.2019. Date of Application. 15.12.2018.

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. Rs. 13,30,000/- Challan No. B0015560 Date. 21.01.2020

PERMISSION is granted to the ~~layout/sub-division of lar-s~~/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 23|08|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.

M. Nirmala 24/08/2020
For MEMBER SECRETARY

Emerald Haven Town And Country Pvt. Ltd. Chennai 600 018

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 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.

Emerald Haven Town And Country Pvt. Ltd.
Chennai
600 018

47

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)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN12/00330/2020		C3(S)/22111/2018 - 24/08/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுசெய்யப்பட்ட நாள்/ Application Date
N12	N157	16/10/2020	27/08/2020
விண்ணப்பதாரரின் பெயர் மற்றும் முகவரி / Applicant name & address		Emerald Haven Town and Country Pvt Ltd-1st floor, Greenways towers, NO:119, St.Marys Road, Abiramapuram, Chennai - 600018.	
மேற்கொள்ளப்படும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Survey No:494,495,496/1,497,498.500, &507 CAUVERY STREET, LAKSHMI NAGAR MAIN ROAD,MANAPAKKAM,MANAPAKKAM,Manapakkam, Chennai, 600125	
Building License Fees			6664100
Road cut charges - CMWSSB SEWERAGE			19800
Road cut charges - CMWSSB, WATER			14900
Road cut charges - TNEB			14900
Scrutiny Fees			600
Workers Welfare Board			7998000
மொத்தக் கட்டணம்/ Total (In Rs.)			14712300

Amount (in words): Rupees One Crore Forty Seven Lakhs Twelve Thousands Three Hundred Only

Payment Details:
DD Number: 371239 Amount (In Rs.): 14712300 Date: 15/09/2020 Bank: HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு இணைக்கப்பட்ட 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 காலம் முடிவு 15/10/2025
Permit Valid upto 15/10/2025

Digitally Signed by A S Murugan
Date: 16-Oct-2020 (12:50:23)

Executive Engineer (T.P.)

Emerald Haven Town And Country Pvt. Ltd. Chennai 600 018

49

From	To
The Executive Engineer, Works Department, Greater Chennai Corporation, Amma Maligai 5th Floor C Wing, Chennai – 600003.	M/s. Emerald Haven Town & Country Private Limited, 1st Floor, Greenways Towers, 119, St. Mary's Road, Abhiramapuram, Chennai – 600 018.

W.D.C.No.CMDA/WDCN12/00317/2020 Dated: 16.10.2020.

Sir / Madam,

Sub: Greater Chennai Corporation - Works Department – Planning Permission approved by CMDA for construction of Planning Permission Application for the proposed construction of Multistoried Building Group Development Residential building 7 Blocks consisting of Combined Basement floor for Block 1 to 4 with **Block 1 to 4:** Stilt floor + 7 floors (each block 56 du), **Block 5**: Stilt floor + 7 floors (56 du), **Block 6**: Stilt floor + 7 floors (112 du), totally 392 du with **Block 7** (Club House): Ground floor + 3 floors and Swimming Pool in Ground floor with changing room in S.No.494, 495, 496/1, 497, 498, 500 & 507 of Manapakkam village and S.No.3 of Kolapakkam village, Zone – 12 – Land falls in both Greater Chennai Corporation limits and Kundrathur Panchayat Union – Limits – Regarding.

Ref: 1 Planning Permission approved by CMDA vide Lr.No.C3(S)/22111/2018, dated – 24.08.2020.
2 This officer letter dated – 3.09.2020.
3 Building permit vide CEBA/WDCB12/00330/2020, dated – 16-10-2020.

In the reference cited letter, the Member-Secretary, C.M.D.A. has accorded planning permission for the proposed construction of Multistoried Building Group Development Residential building 7 Blocks consisting of Combined Basement floor for Block 1 to 4 with **Block 1 to 4:** Stilt floor + 7 floors (each block 56 du), **Block 5**: Stilt floor + 7 floors (56 du), **Block 6**: Stilt floor + 7 floors (112 du), totally 392 du with **Block 7** (Club House): Ground floor + 3 floors and Swimming Pool in Ground floor with changing room in S.No.494, 495, 496/1, 497, 498, 500 & 507 of Manapakkam village and S.No.3 of Kolapakkam village, Zone – 12 and forwarded to both Greater Chennai Corporation & Kundrathur Panchayat Union for issuing building permit since the lands falls in both the limits.

Emerald Haven Town And Country Pvt. Ltd. ★ Chennai 600 018

In this regard, it is hereby stated that Greater Chennai Corporation has been issud building permit vide CEBA/WDCN12/00330/2020, dated – 16-10-2020 for the following blocks, since these blocks fall in the limits of Greater Chennai Corporation.

Sl.No	BLOCK	Total Area in Sq.m
1	BLOCK 2	8941.69
2	BLOCK 3	8954.69
3	BLOCK 4	8964.68
4	BLOCK 6	15181.90
5	BLOCK 7	834.17

and for the combined basement floor and stilt floor of 11572.48 sq.m area.

The Block 1 is not considered in Greater Chennai Corporation for issuing building permit since the entire block falls in the limits of Kundrathur Panchayat Union.

However, the Block 5 building alone falls in both Greater Chennai Corporation and Kundrathur Panchayat Union limits.

The area taken in to consideration in Greater Chennai Corporation for Block 5 is 2/3rd of the total block 5 area consisting of stilt + 7 floors.

Accordingly building permit vide CEBA/WDCN12/00330/2020 is enclosed for the planning permission issued vide reference (1) cited.

16/10/2020

Executive Engineer (Works)

16/12/2020

Copy to:

The Commissioner,
Kundrathur Panchayat Union
at Padapai.
No.1, Lalachatram,
Kundrathur,
Chennai – 600069.

Emerald Haven Town And Country Pvt. Ltd. ★ Chennai 600 018

கொளப்பாக்கம் ஊராட்சி தனி அலுவலர்/வட்டார வளர்ச்சி அலுவலர் (கி.ஊ) அவர்களின்
செயல்முறைகள்

51

முன்னிலை:- திரு.மு.இராஜசேகரன்,

வ.எண்.21/2020-21 நாள்.20.11.2020

பொருள் :- வரைபட அனுமதி - குன்றத்தூர் ஊராட்சி ஒன்றியம் - கொளப்பாக்கம் ஊராட்சி/கிராமம் - சர்வே எண் 3-ல் proposed construction of Multistoried Building Group Development Residential building 7 Blocks consisting of Combined Basement floor for Block 1 to 4 with Block 1 to 4: Stilt floor +7 floors (each block 56 du), Block 5: Stilt floor +7 floors (56 du), Block 6: Stilt floor +7 floors (112Du), totally 392 du with Block 7 (Club House): Ground floor + 3 floors and Swimming Pool in Ground Floor with changing room in S.No. 494, 495, 496/1, 497, 498, 500 & 507 of Manapakkam village and S.No.3 of Kolapakkam village m/s. Emerald Haven Town & Country pvt. ltd என்கிற நிறுவனம் (Multistoried Building) பன்முக கட்டிடம் கட்ட ஊராட்சிக்கு தொகை செலுத்தப்பட்டது - வரைப்படம் இறுதி ஒப்புதல் வழங்கி - உத்திரவிடுதல்.

பார்வை :-

1.ஆணையர் குன்றத்தூர் ஊராட்சி ஒன்றியம் ந.க.எண்.6068/2020/ஆ3 நாள்.06.11.2020

2.உறுப்பினர் செயலர் சென்னை பெருநகர வளர்ச்சி குழுமம் (ஆணையர் குன்றத்தூர் ஊராட்சி ஒன்றியத்திற்கு முகவரி இடப்பெற்ற கடிதம் C3(S)22111/2018 நாள்.28.04.2020.

3.இவ்அலுவலக ந.க.எண்.6148/2020/ஆ3 நாள்.07.11.2020.

4. M/s. Emerald Haven Town & Country Pvt.ltd சென்னை மூலம் வரப்பெற்ற வங்கி வரைவு எண்.726537 நாள்.10.11.2020 (ம) வரைவு எண்.726536 நாள்.10.11.2020 (HDFC)

5.கொளப்பாக்கம் கட்டிட வரைபட அனுமதி பதிவேடு பக்கம் எண்.6 வரிசை எண்.21-ல் பதியப்பட்டுள்ளது.

உத்திரவு :-

குன்றத்தூர் ஊராட்சி ஒன்றியம் கொளப்பாக்கம் ஊராட்சி/கிராமம் - சர்வே எண் 3-ல் proposed construction of Multistoried Building Group Development Residential building 7 Blocks consisting of Combined Basement floor for Block 1 to 4 with Block 1 to 4: Stilt floor +7 floors (each block 56 du), Block 5: Stilt floor +7 floors (56 du), Block 6: Stilt floor +7 floors (112Du), totally 392 du with Block 7 (Club House): Ground floor + 3 floors and Swimming Pool in Ground Floor with changing room in S.No. 494, 495, 496/1, 497, 498, 500 & 507 of Manapakkam village and S.No.3 of Kolapakkam village m/s. Emerald Haven Town & Country pvt. ltd என்கிற நிறுவனம் (Multistoried Building) பன்முக கட்டிடம் கட்ட பார்வை 1,2-ல் உத்திரவிடப்பட்டது.

பார்வை3-ல் கொளப்பாக்கம் ஊராட்சிக்கு செலுத்தவேண்டிய வரைப்பட கட்டணதொகையை செலுத்த உத்திரவிடப்பட்டது பார்வை 4-ல் கீழ் கண்டவறு வரைப்பட கட்டண தொகை செலுத்தப்பட்டது.

1.ஊராட்சிக்கு செலுத்திய கட்டணம் - ரூ.786200.00/-

2.கட்டிட தொழிலாளர் நலநிதி தொகை - ரூ. 1474108.00/-

மேற்படி நிறுவனத்திற்கு வரைப்பட இறுதி ஒப்புதல் கீழ் கண்ட நிபந்தனைக்கு உட்பட்டு பன்முக கட்டிடம் கட்ட அனுமதி அளித்து உத்தரவிடப்படுகிறது.

நிபந்தனைகள்

1.சென்னை பெருநகர வளர்ச்சி குழுமம் கடிதம் C3(S)2211/2018 நாள்.24.08.2020-ன் படி தெரிவிக்கப்பட்ட நிபந்தனை படி கட்டிட பணி தொடக்கப்பட் வேண்டும்.

2.மேற்படி பன்முக கட்டிடம் அமையு இடத்தில் கழிவு நீர் சுத்திகரிப்பு நிலையம் அமைக்கவும் சுத்திகரிப்பு செய்யும் நீரை வீட்டு தொட்டத்திற்கு பயன்படும் வகையில் அமைக்கப்பட்வேண்டும்.

3.1997 ம் ஆண்டின் கட்டிட விதிமுறைகளின் படி கட்டிடத்தின் முன்புறமும் பின்புறமும் மற்றும் இருபக்கங்களிலும் திறந்த இடம் விடப்பட வேண்டும்.

4.இவ்வானை தமிழ்நாடு கட்டிட விதிகளின் 1997 ல் கூறப்பட்டுள்ள அனைத்து விதிகளுக்கும் உட்பட்டது. அரசு மற்றும் தனியார் நிலங்களில் ஆக்கிரமிப்பு ஏதும் செய்யக்கூடாது.

Emerald Haven Town And Country Pvt. Ltd. Chennai 2018

5.நிலம் மற்றும் கட்டிடத்திற்கு ஒப்புதல் வழங்கப்பட்ட வரைபடங்கள் மற்றும் உத்திரவுகள் கட்டிட வேலை நடந்து கொண்டிருக்கும்போது எந்த நேரமும் ஆய்வு செயயும் வண்ணம் வேலை நடைபெறும் இடத்தில் வைக்கப்பட வேண்டும்.

6.அனுமதிக்கப்பட்ட கால அளவிற்குள் கட்டிடம் கட்டி முடிக்கவில்லையென்றால் இவ்வுத்திரவு காலம் புதுப்பிக்கப்பட வேண்டும்.

7.ஒப்புதல் அளிக்கப்பட்ட வரைபடங்களில் மாறுதல் ஏதேனும் செய்ய வேண்டியிருந்தால் அதற்கான முன் அனுமதி பெற வேண்டும்.

8.இவ்வாணை மற்றும் ஒப்புதல் அளிக்கப்பட்ட வரைபடங்களின் மூலம் விதிமுறைகளைப் பின்பற்றுவதில் மனுதாரர் ஏதும் உரிமை கோர முடியாது.

9.இவ்வலுவலகத்திலிருந்து முடிவு அறிக்கை பெறாமல் மனுதாரர் கட்டிடத்தில் குடிபுகக்கூடாது.

10.புதிய கட்டிடத்தையும் அதன் சுற்றுப்புறங்களையும் மற்றவர்களுக்குத் தொந்தரவு ஏற்படாவண்ணம் சுத்தமாக வைத்திருக்க வேண்டும்.

11.கழிவுநீர் அனைத்தும் வீட்டின் சுற்றுச்சுவருக்குள்ளேயே பூமியில் உறிஞ்சப்படும் வகையில் கட்டப்பட வேண்டும்.

12.எந்த உபயோகத்திற்கு கட்டிட அனுமதி பெறப்பட்டதோ அந்த உபயோகத்திற்கு மட்டும் கட்டிடம் பயன்படுத்தப்பட வேண்டும்.

13.கட்டிடம் முடிவுற்றதின் முடிவுற்ற விவரம் ஊராட்சிக்கு தெரிவிக்க வேண்டும்.

14.நில உரிமை தொடர்பாகவோ (அ) வேறு விதத்திலோ ஏதேனும் பிரச்சினை இருப்பின் அது குறித்து ஆக்கிரமிப்பை அகற்றுதல் மற்றும் நீதிமன்றம் தொடர்பான நடவடிக்கைகள் இவ்வாணையை எந்த விதத்திலும் கட்டுப்படுத்தாது.

15.விண்ணப்பதாரர் தவறான ஆவணங்கள் மற்றும் தகவல்கள் கொடுத்து ஒப்புதல் பெற்றால் இவ்வாணை மாற்றப்படவோ (அ) ரத்து செய்யப்படலாம்.

16.இவ்வாணை அளிக்கப்படும் நாளிலிருந்து மூன்று ஆண்டு காலத்திற்கு செல்லத்தக்கது.

17.வீட்டுமனையின் எல்லைக்குள் மழைநீர் சேகரிப்பு கலன் அமைத்திட வேண்டும்.

ஊராட்சி செயலர்
கொளப்பாக்கம் ஊராட்சி

மண்டல துணை
வட்டார வளர்ச்சி அலுவலர்(I)

தனி அலுவலர்
வட்டார வளர்ச்சி அலுவலர்(கி.ஊ)
குன்றத்தூர் ஊராட்சி ஒன்றியம்

(இ) படப்பை

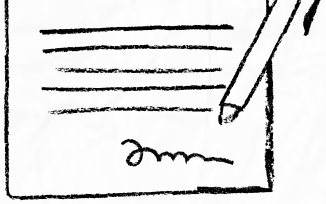
இணைப்பு

அங்கிகரிகப்பட்ட
வுரைப்பட் நகல்கள் -2

பெறுநர்

M/s. Emerald Haven Town & Country pvt.ltd,
1st Floor Greenways Towers,
No 119, St.Mary's Road, Abhiramapuram,
Chennai – 600 018.

Emerald Haven Town And Country Pvt. Ltd. Chennai 600 018



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

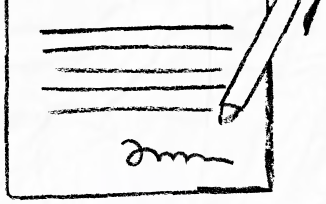
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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
www.verified.realestate