



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

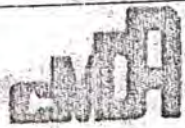
Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



BY REGISTERED POST WITH ACK-DUE

07 33



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)/806/2019

Dated: 22.07.2021

To

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

Sir,

Sub: CMDA - Area Plans Unit - MSB (South) Division - Planning Permission Application for the Proposed Construction of High Rise Residential Building consists of Basement Floor + Stilt Floor + 17 Floors with 102 Dwelling units with **Premium FSI** comprised in T.S. No. **3902 Pt, 3903 Pt, 3904 Pt, 3905 Pt & 3906 Pt**, Block No.85, of Mylapore Village, Nandhanam, Chennai - 600 035, applied by **The Executive Engineer & ADO, TNHB** - Approved and forwarded to local body for issue of building license - Regarding.

Ref:

1. Planning Permission Application received in the SBC No. CMDA/PP HRB/806/2019, dated 03.09.2019.
2. Minutes of the 253rd MSB panel meeting held on 13.09.2019.
3. NOC from DF&RS in letter R.Dis.No.5827/C1/2019, PP.NOC.No.85/2019 dated 08.07.2019.
4. NOC from AAI in letter CHEN/SOUTH/B/071519/415020 dated 23.07.2019 valid upto 22.07.2027.
5. NOC from Police (Traffic) in letter Rc. No. Tr./ License/ 1026/31813 /2019 dated 18.12.2019
6. This office letter even No. dated 17.12.2019 addressed to the Government.
7. Government Letter (Ms) No. 19, H&UD Department dt.07.01.2020.
8. This office letter even No. dated 23.01.2020 addressed to SRO, Mylapore
9. The Sub-Registrar, Mylapore (SRO) in Letter No.21/ORB/2020 dated 24.01.2020.
10. This office (DC advice) letter even No. dt.27.01.2020
11. The TNHB letter No. ND/Plg/857/2015, dated 09.03.2020 with remittance receipt for the DC & other charges.

Executive Engineer & ADO.,
Tamil Nadu Housing Board,
Nandanam Division, Chennai - 600 035 1/5

12. This office letter even No. dt.11.03.2020 addressed to the MD, CMWSSB.
13. TNHB letter No.ND/Plg/857/2015 dated 23.09.2020 & 28.01.2021 (NOC's undertakings)
14. GCC letter No. WDC No. RC/W/DCN No. 9/0002/2020 Dated 08.12.2020.
15. Structural design and drawing vetted by IIT on 17.12.2019.
16. Government Gazette No.15, dated 14.04.2021 for reclassification
17. TNHB letter No.ND/Plg/857/2015 dated 21.01.2021, 11.02.2021, 26.02.2021, 22.06.2021
18. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
19. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019.

Planning Permission Application for the Proposed Construction of High Rise Residential Building consists of Basement Floor + Stilt Floor + 17 Floors with 102 Dwelling units with **Premium FSI** comprised in T.S. No. **3902 Pt, 3903 Pt, 3904 Pt, 3905 Pt & 3906 Pt**, Block No.85, of Mylapore Village, Nandhanam, Chennai – 600 035 applied by **The Executive Engineer & ADO, TNHB Chennai** has been examined and Planning Permission is issued based on the Government approval accorded in the reference 7th cited subject to the usual conditions put forth by CMDA in reference 10th cited, including compliance of conditions imposed by the Government agencies in the reference 3rd, 4th & 5th cited.

2. The applicant has remitted the following charges vide receipt No.B0015889 dated 13.02.2020 in the reference 11th cited.

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.2,25,000/- (Rupees Two Lakh and Twenty Five thousand only)
ii)	Balance Scrutiny Fee	Rs.35,000/- (Rupees Thirty five thousand only)
iii)	Regularisation charges	Rs.3,00,000/- (Rupees Three Lakh only)
iv)	Infrastructure & Amenities Charges	Rs.52,00,000/- (Rupees Fifty Two Lakh only)
v)	Premium FSI Charges	Rs.4,52,25,000/- (Rupees Four Crore Fifty two Lakh and Twenty-Five Thousand only)
vi)	Shelter Fee Charges	Rs.1,29,75,000/- (Rupees One Crore Twenty nine Lakh and Seventy five Thousand only)

3. The TNHB also furnished the Demand draft of Rs. 26,00,000/- (Rupees Twenty Six Lakh only) towards Infrastructure Development Charge vide DD No.105741, dated 12.02.2020

18/9
08.09.21
Executive Engineer & ADO.,
Tamil Nadu Housing
Nandanam Division, Chennai 2/5

drawn from Axis Bank Ltd., Saidapet, Chennai and same was forwarded to CMWSSB in the reference 12th cited.

4. The Applicant has also furnished an undertaking in the reference 13th cited to abide by the terms and conditions put forth by Police (Traffic), DF&RS, AAI, and the conditions imposed by CMDA in the reference 10th cited.

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 for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) lpcd. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. In this case also, the applicant should apply for the water connection, after approval of the sanitary proposal and internal works should be taken up only after the approval of the water application. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvest structures shown in the approved plans to the satisfaction of the Authority will also be considered as a deviation to the approved plans and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

6. 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.

The Applicant has also obtained structural design report & drawings vetted by IIT in the reference 15th 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 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

Executive Engineer & Ado.
Tamil Nadu Housing Board.
Nandanam Division, Chennai - 600 035

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.

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

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

10. 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.

11. 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.

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. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

15. Two sets of approved plans numbered as C / PP/ MSB/38 (A to F) / 2021, dated 22.07.2021 in Planning Permit No.13288 are sent herewith. The Planning Permit is valid for the period from 22.07.2021 to 21.07.2026.

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

Yours faithfully,

For MEMBER-SECRETARY

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

23/7/21
Executive Engineer & Ado.,
Tamil Nadu Housing Board,
Mandanam Division, Chennai - 600 035

Copy to:

37

1. **K. RAVICHANDRAN,**
Executive Engineer, Administrative Officer,
Nandanam Division, TNHB, Chennai-600 035.

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 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.

(With one set of approved plans)

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.R. ENIYAVAN, Architect**
Reg. No: CA/2015/69232
No.13, Flat A, Innovative Apartment,
Thai Moogambigai Street, Valasaravakkam,
Chennai - 600 087.

BY SPEED POST

9. **Dr. L.S. JAYAGOPAL Structural Engineer**
Chartered Engineer (F12987)
SE/GR-1/19/05/117
No.1, Jawahar Nagar, SAHS P.O.,
Coimbatore- 641 043

BY SPEED POST

10. **Thiru. ASHOK KUMAR NAGINDAS PATEL.**
(Geo technical Engineer)
CMDA Reg No. GTE/19/04/025,
VGN Minerva, E2, Fth-03, Gurusamy street,
Nolambur, Mogappair, Chennai-600 095.

BY SPEED POST

Dtg
20-09-21
Executive Engineer & Ado.,
Tamil Nadu Housing Board,
Nandanam Division, Chennai - 600 035

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13288

C/PP/MSB/38 (A to F)/2021.

Date of Permit 22/07/2021

File No. C3(S)/806/2019.

The Executive Engineer & ADO
Tamil Nadu Housing Board,
Nandanam Division.

Name of Applicant with Address..... Chennai.. 600 035.....

Govt. Line No. 19, H&UD

Dep't. Dt. 07-01-2020

Date of Application 03.09.2019.

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

Proposed Construction of High Rise Residential building consist of Basement floor + Shift floor + 17 floors with 102 Dwelling units with Premium

Division No. FSI Comprised in TS No: 3902 Pt, 3903 Pt, 3904 Pt, 3905 Pt, & 3906 Pt Block No. 85 of M. Bore Village. Nandanam. Chennai.

225000/-

B0015889

Development Charge paid Rs..... Challan No..... Date 13.02.2020

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

21/07/2026

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.

For MEMBER SECRETARY

Executive Engineer & ADO.,
Tamil Nadu Housing Board,
Nandanam Division. Chennai - 600 035



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)

41

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN09/00263/2021		C3(S)/806/2019 - 22/07/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N09	N122	03/09/2021	03/08/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		EXECUTIVE ENGINEER AND ADO-TAMIL NADU HOUSING BOARD, NANDANAM DIVISION, CHENNAI - 600035.	
சேவையளிக்கும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:85, Survey No:T.S.No 3902PT, 3904PT, 3905PT, 3906PT, Turn Bulls Road, Nandanam, Nandanam, Mylapore, Chennai, 600035	
Building License Fees		1717600	
Road cut charges - CMWSSB SEWERAGE		61800	
Road cut charges - CMWSSB, WATER		61800	
Road cut charges - TNEB		61800	
Scrutiny Fees		600	
Workers Welfare Board		2102700	
மொத்தக் கட்டணம் / Total (In Rs.)		4006300	

Amount (in words): Rupees Forty Lakhs Six Thousand Three Hundred Only

Payment Details:

DD Number: 107376 Amount 4006300 Date: 31/08/2021 Bank: AXIS BANK LTD.
(In Rs.):

பிணை 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 02/09/2026
Permit Valid upto 02/09/2026



Digitally Signed by K
Sundararajan
Date: 03-Sep-2021 (13:34:46)

Executive Engineer (T.P.)

Executive Engineer & ADO
Tamil Nadu Housing Board
Nandanam Division, Chennai - 600 035



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