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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)/566/2021

Dated: 19.03.2022

To
The Commissioner,
Greater Chennai Corporation,
Chennai 600003.

Sir,

Sub: CMDA – APU – HRB (South) Division – Planning Permission Application for the Proposed construction of High Rise Building consisting of 2 Blocks (Block No.A1 & A2); Stilt floor + 9 floors with 29.90m height with 324 dwelling (162 dwelling units in each Block), for Re-development of slum tenements and already approved existing Office building consisting of Stilt floor + 4 floors at Alaiyammankoil, Teynampet, Mylapore, Chennai 600018 in T.S.No.6580/1 (part), Block No.141 of T.Nagar Village & T.S.No.3819 (part), Block No. 75 of Mylapore Village within the limit of Greater Chennai Corporation applied by **Tamil Nadu Urban Habitat Development Board (TNUHDB)**- Approved and forwarded to local body for issue of Building Permit - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No.CMDA/PP/HRB/S/0566/2021 dated 28.09.2021.
 2. Earlier, Planning Permission issued in No.B/Spl.Bldg./181-A&B/2008 in letter No.BC1/20676/2006 dated 29.08.2008 for proposed construction of Stilt floor + 4 floors office building.
 3. Earlier, Planning Permission Application received in the SBC No.CMDA/PP/HRB/S/0085/2020 dated 31.01.2020 and dealt in file No.C3(S)/085/2020 and Returned unapproved on 20.01.2021.
 4. NOC from Police (Traffic) issued in letter No.Rc.No.Tr./License/224/4747/2020, dated 28.04.2020.
 5. Structural design and drawing wetted by PWD on 29.09.2020.
 6. NOC from AAI issued in NOC ID No. CHEN/SOUTH/B/100820/501749, dated 27.10.2020.
 7. Link Road portion gifted to CMDA through Gift deed No.735/2020 dated 04.11.2020.
 8. OSR area gifted to CMDA through Gift deed No.734/2020 dated 15.10.2020 & 1779/2020 dated 03.11.2020.
 9. U.O. Note No.TDR/11658/2020 dated 01.12.2020 enclosing land delivery receipt of Link road portion.


Executive Engineer
Division - V
TNUHDB / Chennai - 600 005.

10. U.O. Note No.TDR/11659/2020 dated 01.12.2020 enclosing land delivery receipt of OSR.
11. Minutes of the 263rd MSB Panel Meeting held on 17.12.2021.
12. This office letter even No dated 10.01.2022 addressed to the applicant.
13. NOC from GCC issued in W.D.C.No.D2/303/2018 dated 28.01.2022 for Inundation point of view
14. NOC from DF&RS issued in R.Dis No.15108/C1/2021, PP.NOC No.06/2021, dated 28.01.2022
15. Applicant letter dated 29.01.2022 received on 31.01.2022
16. This office letter even No. dated 12.02.2022 addressed to the Government.
17. Government letter in (Ms) No.21 H&UD (UD-I) Department dated 04.03.2022.
18. This office online DC advice letter No.CMDA/PP/HRB/S/0566/2021 dated 08.03.2022.
19. Applicant letter dated 14.03.2022

The Planning Permission Application for the Proposed construction of High Rise Building consisting of 2 Blocks (Block No.A1 & A2); Stilt floor + 9 floors with 29.90m height with 324 dwelling (162 dwelling units in each Block) for Re-development of slum tenements and already approved existing Office building consisting of Stilt floor + 4 floors at AlaiyammanKoil, Teynampet, Mylapore, Chennai 600018 in T.S.No.6580/1 (part), Block No.141 of T.Nagar Village & T.S.No.3819 (part), Block No. 75 of Mylapore Village within the limit of Greater Chennai Corporation received in the has been examined and Planning Permission is issued based on the Government approval accorded in the reference 17th cited subject to the usual conditions put forth by CMDA in reference 19th cited, including compliance of conditions imposed by the Government agencies in the reference 4th, 6th, 13th&14th cited and subject to the conditions.

2. The applicant has remitted the DC & other charges in receipt No.B0016892, dated 05.08.2020 in file No.C3(S)/085/2020.:

Sl. No.	Charges	Amount remitted
1.	Development charges for land and building	Rs.7,70,000/- (Rupees Sevenlakh and seventy thousand only)
2.	IDC - CMWSSB	Rs.94,00,000/-(Rupees Ninety four lakh only)

3. Applicant has also furnished an undertaking in the reference 19th cited to abide by the terms and conditions put forth in the NOC's issued by DF&RS, Police (Traffic), GCC& AA and the conditions imposed by CMDA in the reference 18th cited.

4. The Promoter has too submit the necessary application directly to CMWSSB and only after due sanction he can commence the internal sewer works.

[Signature]
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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 TNCD&BR and enforcement action will be taken against such development.

5. 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.

However, the applicant has furnished the Structural design Drawings & Report vetted by PWD as in the reference 13th cited.

6. 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


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statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

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. 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 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 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. CCTV Camera to be installed at regular interval of 50m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard the applicant has furnished an 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

S. Jeyan
Executive Engineer
Division - IV

TNUHDB / Chennai - 600 005.

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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. According to the Gift deed executed by TNUHDB for the Link Road portion and OSR area are to be handed over to local body (GCC) before completion of the scheme without any structures / encroachments.

18. Two sets plan for the proposed development is approved and numbered as **PP/HRB/09/2022/A to C, dated 19.03.2022** in Planning Permit No.14529 are sent herewith. The Planning Permit is valid for the period from **19.03.2022 to 18.03.2030**.

19. 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

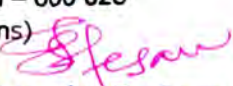
Encl :

1. Two copies approved plan
2. Two copies of Planning Permission

21/3/22

Copy to:

1. **TAMILNADU URBAN HABITAT DEVELOPMENT BOARD,**
Represented by its Executive Engineer,
No.2/124, TheyagarayaSalai, Thenampet, 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 Managing Director, CMWSSB,**
No.75, Santhome High Road,
MRC Nagar, R.A.Puram, Chennai – 600 028
(With one set of approved plans)


Executive Engineer
Division - V

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6. **The Chief Engineer,**
TNEB, Chennai – 600 002.
7. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai – 600 034.
8. **The Chairperson,**
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600 008.
(With one set of approved plans)
9. **Tmt.B.SathiyaPraba**
RE/Gr.I/19/09/296 on 30.09.2019
Tamilnadu Urban Habitat Development Board (TNUHDB)
No.5, KamarajarSalai, Chennai 600 005.
10. **Tmt.G.Kopperundevi**
SE/GR-I/2020/07/273 on 31.07.2020
Tamilnadu Urban Habitat Development Board (TNUHDB)
No.5, KamarajarSalai, Chennai 600 005.


Executive Engineer
Division - V
TNUHDB / Chennai - 600 005.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆங்கிலேயன் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவினா 14)

(1919 MCMC Act Section 238)

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கட்டிட அனுமதி எண் Building Plan No

CTBA WDC N00000113-2022

பிளான் அனுமதி எண் Plan Submission No

CTBA S60 2021 19-03-2022

பிளான் எண் Plan No

N09

பிளான் எண் Plan No

N122

அனுமதி வழங்கிய நாள் Approval Date

30-04-2022

அனுமதி பெற்ற நாள் Application Date

24-03-2022

அனுமதி பெற்றவரின் பெயர் மற்றும் முகவரி Applicant name & address

TAMILNADU URBAN HABITAT DEVELOPMENT BOARD-REP BY ITS EXECUTIVE ENGINEER No 7/124, THIYAGARAYA SALAI, THENAMPET, CHENNAI - 600 018.

சேவை வகை Service Type

Building Permit for CMDA Approved Plan

பிளான் எண் Plot address

Block No 141, Survey No 18 No 6580 1pt, OF T NAGAR VILLAGE & 18 38 19PT, BLOCK No 75, Alayammian Koil Street (New), Kynampet, Kynampet, Mylapore, Chennai. 600018.

Building License Fees

1569100

Road cut charges - CMWSSB SEWERAGE

53000

Road cut charges - CMWSSB WATER

53000

Road cut charges - TNEB

53000

Scrutiny Fees

600

Survey Alignment Charges

948200

Survey & Working Board

1793100

மொத்த செலவு Total (In Rs.)

4470000

Amount (in words) Rupees Forty Four Lakhs Seventy Thousands Only

Payment Details

Number 023262

Amount 4470000
(In Rs.)

Date 12-04-2022

Bank HDEC BANK

சென்னை மாநகராட்சி கட்டிட அனுமதி பிரிவு

Sanctioned for Building Permit for CMDA Approved Plan. Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy

அனுமதி நடைமுறையில்

19/04/2022

Permit Valid upto

19/04/2022



Digitally Signed by K
Sundararajan
Date 20-Apr-2022 (16:30:15)

Executive Engineer (T.P.)

Executive Engineer
Division - V

TNUHDB / Chennai - 600 005.



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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

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[+91 9996 12 9996](tel:+919996129996)
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