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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)/460/2020

Dated: 02.05.2022

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

Sir,

Sub:

CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed construction of High Rise Residential building consisting of Extended Basement floor (Stack parking) + Stilt floor + 11 floors with 34 Dwelling units availing Premium FSI at Plot No.9, Old Door No.8, New Door No.13 Chevalier Sivaji Ganesan Road (South Boag Road), T.Nagar, Chennai 600017 bearing Survey No.123/1 (part), 129/2 (part), T.S.No.6554 & 6555 of Block No.141, T.Nagar Village within the limit of Greater Chennai Corporation applied by **M/s.Urban Tree Vikranth Properties LLP**, Represented by its Authorized Signatory Thiru.J.N.Ajeeth GPA for 1.Thiru.K.Palan, 2.Thiru.K.Senthil Raj & 3.Tmt.K.Sridevi- Approved and forwarded to local body for issue of building license - Regarding.

- Ref:
1. Planning Permission Application received in the SBC No. CMDA/HRB/S/460/2020, dated 27.08.2020.
 2. Minutes of the 257th MSB panel meeting held on 06.10.2020.
 3. This Office letter even No. dated 19.10.2020 addressed to the Government.
 4. NOC from AAI in letter No. CHEN/SOUTH/B/121120/515866, dated 15.12.2020.
 5. NOC from Police (Traffic) in letter Rc.No.Tr./License/932/20459/2020, dated 23.12.2020.
 6. NOC from DF&RS in letter No. R.Dis.No.14741/C1/2020, PP.NOC.No. 131/2020, Dated 23.12.2020.
 7. The Government letter (Ms) No.37, H&UD (UD1) Department dated 23.02.2021.
 8. This office online DC advice letter CMDA/PP/HRB/S/0460/2020 dated 12.04.2021.
 9. Structural design drawing & report vetted by PWD on 04.06.2021.
 10. Applicant letter dated 29.07.2021 with the request of DRC in lieu of Premium FSI Charges.

For URBAN TREE VIKRANTH PROPERTIES LLP

PARTIAL AUTHORIZED SIGNATORY

11. This Office letter even no. dated 30.07.2021 addressed to the Applicant.
12. This Office letter (for balance DC charges) even no. dated 21.09.2021 addressed to the Applicant.
13. Applicant letter dated 16.11.2021 & 20.12.2021.
14. Applicant letter dated 10.01.2022, 09.02.2022 & 08.03.2022.
15. This Office letter even no. dated 28.03.2022 addressed to the Applicant.
16. Applicant letter dated 07.04.2022, 20.04.2022 & 25.04.2022 with Undertakings

The Planning Permission Application for the Proposed construction of High Rise Residential building consisting of Extended Basement floor (Stack parking) + Stilt floor + 11 floors with 34 Dwelling units availing Premium FSI at Plot No.9, Old Door No.8, New Door No.13 Chevalier Sivaji Ganesan Road (South Boag Road), T.Nagar, Chennai 600017 bearing Survey No.123/1 (part), 129/2 (part), T.S.No.6554 & 6555 of Block No.141, T.Nagar Village within the limit of Greater Chennai Corporation 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 8th & 12th cited, including compliance of conditions imposed by the Government agencies in the reference 4th, 5th & 6th cited and subject to the conditions.

2. The applicant has remitted the DC & other charges in receipt No.B0021279, dated 19.04.2022 and submitted the letter dated 19.04.2022 along with the copy of cash receipt:

1.	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.1,25,000/-
2.	Balance Scrutiny fee	Rs.20,000/-
3.	Regularization charges	Rs.1,95,000/-
4.	Security Deposit for Building	Rs.16,35,000/-
5.	Security Deposit for Display Board	Rs.10,000/-
6.	IDC (for CMWSSB)	Rs.17,20,000/-
7.	Infrastructure & Amenities charges	Rs.24,80,000/-
8.	Shelter Fee	Rs.37,10,000/-

3. The applicant has utilized DRC for adjusting the premium FSI charges of Rs.3,52,75,000/- in DRC No.092/2021, dated 30.06.2021.

4. Applicant has also furnished an undertaking in the reference 16th cited to abide by the terms and conditions put forth in the NOC's issued by DF&RS, Police (Traffic) & AA and the conditions imposed by CMDA in the reference 8th cited.

5. The Promoter has to submit the necessary 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

135

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.

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.

However, the applicant has furnished the Structural design Drawings & Report vetted by PWD as in the reference 9th 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 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. 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.

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 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.

12. 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

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. 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.

16. 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 regard the applicant has furnished an undertaking.

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 plan for the proposed development is approved and numbered as PP/HRB/13-AtoD/2022, dated 02.05.2022 in Planning Permit No.14533 are sent herewith. The Planning Permit is valid for the period from 02.05.2022 to 01.05.2030.

For URBAN TREE


PARTNER AUTHORITY

SIGNATORY

137 59
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
02/05/2022

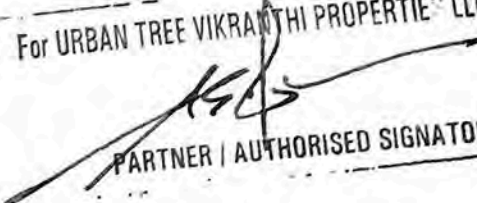
Encl:

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

Copy to:

1. **M/s. Urban Tree Vikranth Properties LLP,**
Represented by its Authorized Signatory Thiru.J.N.Ajeeth GPA
for 1.Thiru.K.Palani, 2.Thiru.K.Senthil Raj & 3.Tmt.K.Sridevi
Door No.8, Rutland Gate 5th Street,
Sriramapuram, Thousand Lights West,
Nungambakkam, Chennai-600 006.
2. **The Deputy Planner,**
Enforcement Cell (South),
CMDA, Chennai 600008.
(With one set of approved plans)
3. **The Director of Fire & Rescue Service**
No.1, Greaves Road, Chennai-600 006.
(With one set of approved plans)
4. **The Additional Commissioner of Police (Traffic),**
Greater Chennai,
Vepery, Chennai - 600007.
5. **The Managing Director, CMWSSB,**
No.75, Santhome High Road,
MRC Nagar, R.A.Puram, Chennai - 600028
(With one set of approved plans)
6. **The Chief Engineer,**
TNEB, Chennai - 600002.
7. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034.
8. **The Chairperson,**
Tamil Nadu Real Estate Regulatory Authority,

For URBAN TREE VIKRANTHI PROPERTIES LLP :


PARTNER / AUTHORISED SIGNATORY

No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.
(With one set of approved plans)

9. **P.REENA NISHANTHI LYDIA,**
CMDA Reg No. RA/GR-I/19/02/008, dated.18.02.2019,
No.31/14, 2nd Floor, Cenotaph Road, First street,
Alwarpet, Chennai - 600 018.

10. **HITEN RAMANLAL MAHIMTURA,**
CMDA Reg No. SE/GR-I/19/03/021 dated.22.03.2019,
10, Poes main Road, Teynampet, Chennai - 600 018.

11. **K.SENTHIL KUMAR, (Site Engineer),**
Flat No.M410, No.29, Pushkin Street,
Gandhi Nagar Society,
Nookampalayam main Road,
Perumbakkam, Chennai.

For URBAN TREE VIKRANTHI PROPERTIES LLP


PARTNER / AUTHORISED SIGNATORY



மெட்ரோ சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரவியல் பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆங்கிலேயன் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவில் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/ Plan Submission No	
CEBA/WDCN09/00199/2022		C3(S)/460/2020 - 02/05/2022	
குகை / Zone	கட்டிடம் / Ward	அனுமதி நாள் / Approval Date	தீர்மானிக்கப்பட்ட நாள் / Application Date
N09	N117	06/07/2022	23/05/2022
தீர்மானிப்பவரின் பெயர் மற்றும் முகவரி / Applicant name & address		URBAN TREE VIKRANTH PROPERTIES LLP-Rep. by its Authorized Signatory Thiru. J.N.A.jeeva GPA for Thiru.K.Palani, Thiru.K.Senthil Raj& Thiru.K.Sridevi, Door No: 8, Rutland Gate 5th Street, Srinagaraparam, Thousand Lights West, Nungambakkam, Chennai- 600006.	
சேவையின் வகை / Service Type		Building Permit for CMDA Approved Plan	
முகவரி / Pic address		Door No: OLD No: 8, NEW No: 13, B. plot No: 141, Plot No: 9, Survey No: TS.No: 6554 & 6555, Chevalier Shivaji Ganesan Road, South Boag Road Shani, TNagar, Thyagaraya Nagar, Chennai- 600013	
Building License Fees		838100	
Road cut charges - CMWSSB SEWERAGE		44100	
Road cut charges - CMWSSB, WATER		44100	
Road cut charges - TNEB		44100	
Sanitary Fees		600	
Workers Welfare Board		1012700	
மொத்தக் கட்டணம் / Total (In Rs.)		1981700	

Amount (in words): Rupees Nineteen Lakhs Eighty One Thousands Seven Hundred Only

Payment Details:

DD Number: 526512

Amount: 1981700
(In Rs.):

Date: 24/06/2022

Bank: ICICI BANK

இம் குடியிட்ட திட்டத்தைக் குடியிட்டவரின் கையொப்பம், தகவல்கள், 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
Permit Valid upto

05/07/2027

05/07/2027



Digitally Signed by K
Sundararajan

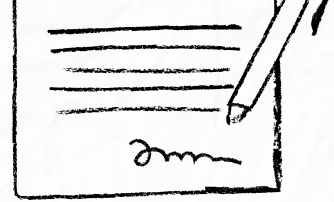
Date: 06-Jul-2022 (14:57:40)

Executive Engineer (T.P.)

For URBAN TREE VIKRANTHI PROPERTIES LLP

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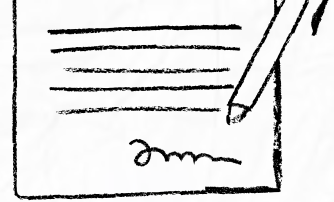
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We're honored to be part of your
real estate journey

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OMR Thoraipakkam,
Chennai, India

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