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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.

File No. : CMDA/PP/NHRB/C/0582/2022

Date : 05/04/2023

To

The Commisioner,

Kundrathur Panchayat Union,

@Padappai.

Sir,

Sub: CMDA-Area plans Unit - NHRB (Central) –Planning Permission for the proposed construction of Stilt Floor Part/Ground Floor Part + 5 Floors with 18.08m height Residential building (Affordable Housing) with 50 dwelling units at Kulapakkam Main Road, Gerugambakkam, Chennai comprised in Old S.No. 277/2A, 277/2B & 277/2C, New S.No. 277/2A1 of Gerugambakkam village within the limits of Kundrathur Panchayat Union – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/C/0582/2022, dated 14.10.2022.
 2. This Office letter even No.(via online) dated 16.11.2022.
 3. Applicant letter with Revised plan (via online) dated 27.02.2023.
 4. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 5. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
 6. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 7. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 8. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019.
 9. Office Order No.7/2019 dated 12.03.2019.
 10. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 11. G.O.Ms.No.19, H&UD[UD4(1)] Department dated 02.03.2022.
 12. G.O.Ms.No.152, H&UD[UD4(1)] Department dated 18.08.2022.
 13. This office DC advice letter even No. dated 31.03.2023 sent to the applicant through online.
 14. Applicant remitted DC and other charges to CMDA through online dated 01.04.2023.
 15. AAI NOC ID -CHEN/SOUTH/B/112522/728579,dated 08/02/2023 valid upto 07/02/2031.

The Planning Permission application received proposed construction of Stilt Floor Part/Ground Floor Part + 5 Floors with 18.08m height Residential building (Affordable Housing) with 50 dwelling units at Kulapakkam Main Road, Gerugambakkam, Chennai comprised in Old S.No. 277/2A, 277/2B & 277/2C, New S.No. 277/2A1 of Gerugambakkam village within the limits of Kundrathur Panchayat Union has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter. Further,the applicant has to comply with the conditions put forth in AAI NOC in the reference 16th cited.

2. The applicant has remitted the following charges in the reference cited.

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
1	Scrutiny Fees	Rs.14,833.00	CMDA/PP/Ch/8811/2022 & dt. : 14 October, 2022

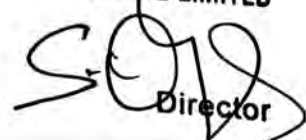
For DAC DEVELOPERS PRIVATE LIMITED


Director

II	Scrutiny Fees	Rs.7,508.00	CMDA/PP/Ch/10083/2023 & dt. : 27 February, 2023
III	Balance Scrutiny Fees	Rs.6,000.00	CMDA/PP/Ch/10443/2023 & dt. : 01 April, 2023
IV	Development charges for land per Sq. m.	Rs.9,000.00	CMDA/PP/Ch/10443/2023 & dt. : 01 April, 2023
V	Development charges for building per Sq. m.	Rs.76,000.00	CMDA/PP/Ch/10443/2023 & dt. : 01 April, 2023
VI	Regularisation charge for land	Rs.65,000.00	CMDA/PP/Ch/10443/2023 & dt. : 01 April, 2023
VII	OSR Charges	Rs.14,50,000.00	CMDA/PP/Ch/10443/2023 & dt. : 01 April, 2023
VIII	Security Deposit for Building	Rs.14,10,000.00	CMDA/PP/Ch/10443/2023 & dt. : 01 April, 2023
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/10443/2023 & dt. : 01 April, 2023
X	I & A Charge	Rs.22,41,000.00	CMDA/PP/Ch/10443/2023 & dt. : 01 April, 2023
XI	Security Deposit for Septic Tank / STP	Rs.50,000.00	CMDA/PP/Ch/10443/2023 & dt. : 01 April, 2023
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/10443/2023 & dt. : 01 April, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0130/2023** dated **05/04/2023** in **Planning Permit No. OL-00259** are sent herewith. The **Planning Permit** is valid for the period from **05/04/2023** to **04/04/2031**.
4. 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 Tamil Nadu Combined Development Building Rule 2019 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.
6. 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, 1924, Tamil Nadu Panchayat Act, 1994. 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 Engineer / 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.
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.

For DAC DEVELOPERS PRIVATE LIMITED


Director

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. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, 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.
9. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Local Body concerned.
11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.
12. 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 the order of continuance accorded for different stages by CMDA

Yours faithfully,

Signature valid

Name : Y.Kaviya
Designation : Assistant Planner
Date : 04/04/2023 3:28:57 PM

Name: Y.Kaviya

Designation: Assistant Planner

Date: 10 April, 2023

For

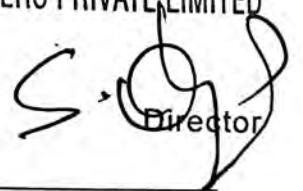
Member Secretary

CMDA

Encl :

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

For DAC DEVELOPERS PRIVATE LIMITED


Director

Copy To:

1.M/s.DAC Developers Private Limited

Rep. by its Director Tmt. S.Durga,

Door No. 19, Flat A1, Ground Floor,

K Block, Chennai – 102.

Mobile No. - 9597780111

Email Id - liaisonofficer@dacdevelopers.com

2.The Deputy Planner

Enforcement Cell (Central), CMDA,

Chennai –600008.(With one set of approved plan).

3.The Commissioner of Income Tax

No.108, Mahatma Gandhi Road,

Nungambakkam, Chennai-600034.

4.The Member

Appropriate Authority

No.108, Mahatma Gandhi Road,

Nungambakkam, Chennai-600034.

5.The Chief Engineer,

CMWSSB,

No.75, Santhome High Road,

Raja Annamalaipuram, MRC Nagar,

Chennai-600028.

6.The Chairperson,

TNRERA,

Door No.1A, 1st Floor,

Gandhi Irwin Bridge Road,

Egmore, Chennai-600008.

For DAC DEVELOPERS PRIVATE LIMITED


Director



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

PLANNING PERMIT

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

File No. : CMDA/PP/NHRB/C/0582/2022
Planning Permission No. : OL-PP/NHRB/0130/2023
Permit No. : OL- 00259 **Date of Permit:**05.04.2023

Name of Applicant with Address : **M/s.DAC Developers Private Limited**
Rep. by its Director Tmt. S.Durga,
Door No. 19, Flat A1, Ground Floor,
K Block, Chennai – 102.
Mobile No. - 9597780111
Email Id - liaisonofficer@dacdevelopers.com

Date of Application : 14.10.2022

Nature of Development: Building : Proposed construction of Stilt Floor Part/Ground Floor Part + 5 Floors with 18.08m height Residential building (Affordable Housing) with 50 dwelling units

Site Address : Kulapakkam Main Road, Gerugambakkam, Chennai comprised in Old S.No. 277/2A, 277/2B & 277/2C, New S.No. 277/2A1 of Gerugambakkam village within the limits of Kundrathur Panchayat Union

Development Charges & Other charges Paid : Rs. 85,000/- (Rs.Eighty Five thousand Only)

Receipt No : CMDA/PP/Ch/10443/2022, Dated.01.04.2023

Permission is granted to the building according to the authorized copy of the plan attached hereto and subject to the condition mentioned below.

The permit expires on 04.04.2031. The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully



Digitally signed by
YUVARAJ KAVIYA
Date: 2023.04.11 15:06:29
+05'30'

For **MEMBER SECRETARY**

For DAC DEVELOPERS PRIVATE LIMITED

Director

CONDITIONS

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.

For DAC DEVELOPERS PRIVATE LIMITED


Director

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கெருகம்பாக்கம் ஊராட்சி மன்ற தலைவர் /செயல் அலுவலர் அவர்களின் செயல்முறைகள்
முன்னிலை:- திருமதி.ஜெகதீஸ்வரி சுந்தரேசன்.,DME

ந.க.எண்.10 /2023-24

நாள் 08/05/2023

பொருள் : வரைபட அனுமதி குன்றத்தூர் ஊராட்சி ஒன்றியம் கெருகம்பாக்கம் ஊராட்சி/கிராமம் -
Planning Permission for the proposed construction of Stilt Floor Part/Ground Floor Part
+ 5 Floors with 18.08m height Residential building (Affordable Housing) with 50
Dwelling units at Kolapakkam main road, Gerugambakkam, Chennai comprised in Old
S.No.277/2A,277/2B & 277/2C, New S.No- 277/2A1 of Gerugambakkam village-ல்
குடியிருப்பு கட்டிடம் கட்ட M/s.DAC Developers Private Limited குடியிருப்பு வீடு/கட்டிடம்
கட்டுதல் - வரைபடம் ஒப்புதல் அளித்து உத்தரவு வழங்குதல் - தொடர்பாக.

பார்வை : 1.திரு/திருமதி. M/s.DAC Developers Private Limited

அவர்களின் விண்ணப்ப நாள்- 02.05.2023

2.அரசாணை எண்.255/ஊ.வ துறை நாள்.18.08.1997

3.சென்னைபெருநகர வளர்ச்சிக் குழும உறுப்பினர் செயலர் மற்றும்

ஆணையர் கடித எண்.DDIS/2120/2023/A3 நாள்

ஆணை :-

பார்வை 3-ல் உத்தரவின்படி குன்றத்தூர் ஊராட்சி ஒன்றியத்தை சேர்ந்த கெருகம்பாக்கம்
ஊராட்சி/கிராமம்- Old S.No.277/2A,277/2B & 277/2C, New S.No- 277/2A1 of Gerugambakkam village-
ல் குடியிருப்பு கட்டிடம் கட்ட M/s.DAC Developers Private Limited என்பவருக்கு கீழ்க்கண்ட
நிபந்தனைகளுக்கு உட்பட்டு குடியிருப்பு வீடு கட்டிடம் கட்ட அனுமதி அளித்து உத்தரவிடப்படுகிறது.
நிபந்தனைகள்

- 1.1997 ம் ஆண்டின் கட்டிட விதிமுறைகளின் படி கட்டிடத்தின் முன்புறமும் பின்புறமும் மற்றும்
இருபக்கங்களிலும் திறந்த இடம் விடப்பட வேண்டும்.
- 2.இவ்வாணை தமிழ்நாடு கட்டிட விதிகளின் 1997 ல் கூறப்பட்டுள்ள அனைத்து விதிகளுக்கும் உட்பட்டது. அரசு
மற்றும் தனியார் நிலங்களில் ஆக்கிரமிப்பு ஏதும் செய்யக்கூடாது.
- 3.நிலம் மற்றும் கட்டிடத்திற்கு ஒப்புதல் வழங்கப்பட்ட வரைபடங்கள் மற்றும் உத்தரவுகள் கட்டிட வேலை நடந்து
கொண்டிருக்கும்போது எந்த நேரமும் ஆய்வு செய்யும் வண்ணம் வேலை நடைபெறும் இடத்தில் வைக்கப்பட
வேண்டும்.
- 4.அனுமதிக்கப்பட்ட கால அளவிற்குள் கட்டிடம் கட்டி முடிக்கவில்லையென்றால் இவ்வுத்தரவு காலம்
புதுப்பிக்கப்பட வேண்டும்.
- 5.ஒப்புதல் அளிக்கப்பட்ட வரைபடங்களில் மாறுதல் ஏதேனும் செய்ய வேண்டியிருந்தால் அதற்கான முன் அனுமதி
பெற வேண்டும்.
- 6.இவ்வாணை மற்றும் ஒப்புதல் அளிக்கப்பட்ட வரைபடங்களின் மூலம் விதிமுறைகளைப் பின்பற்றுவதில் மனுதாரர்
ஏதும் உரிமை கோர முடியாது.
- 7.இவ்வலுவலகத்திலிருந்து முடிவு அறிக்கை பெறாமல் மனுதாரர் கட்டிடத்தில் குடிபுகக்கூடாது.
- 8.புதிய கட்டிடத்தையும் அதன் சுற்றுப்புறங்களையும் மற்றவர்களுக்குத் தொந்தரவு ஏற்படாவண்ணம் சுத்தமாக
வைத்திருக்க வேண்டும்.
- 9.கழிவுநீர் அனைத்தும் வீட்டின் சுற்றுச்சுவருக்குள்ளேயே பூமியில் உறிஞ்சப்படும் வகையில் கட்டப்பட வேண்டும்.
- 10.எந்த உபயோகத்திற்கு கட்டிட அனுமதி பெறப்பட்டதோ அந்த உபயோகத்திற்கு மட்டும் கட்டிடம்
பயன்படுத்தப்பட வேண்டும்.
- 11.கட்டிடம் முடிவுற்றதின் முடிவுற்ற விவரம் ஊராட்சிக்கு தெரிவிக்க வேண்டும்.
- 12.நில உரிமை தொடர்பாகவோ (அ) வேறு விதத்திலோ ஏதேனும் பிரச்சினை இருப்பின் அது குறித்து
ஆக்கிரமிப்பை அகற்றுதல் மற்றும் நிதிமன்றம் தொடர்பான நடவடிக்கைகள் இவ்வாணையை எந்த விதத்திலும்
கட்டுப்படுத்தாது.
- 13.விண்ணப்பதாரர் தவறான ஆவணங்கள் மற்றும் தகவல்கள் கொடுத்து ஒப்புதல் பெற்றால் இவ்வாணை
மாற்றப்படவோ (அ) ரத்து செய்யப்படலாம்.
- 14.இவ்வாணை அளிக்கப்படும் நாளிலிருந்து ஐந்தாண்டு காலத்திற்கு செல்லத்தக்கது.
- 15.வீட்டுமனையின் எல்லைக்குள் மழைநீர் சேகரிப்பு கலன் அமைத்திட வேண்டும்.

பெறுநர்

திரு/திருமதி- M/s.DAC Developers Private Limited

Rep.by its Director Tmt.S.Durga

Door No-19, Flat A1, Ground Floor,

K.Block, Chennai- 600102.

தலைவர் / செயல் அலுவலர்
கெருகம்பாக்கம் ஊராட்சி

For DAC DEVELOPERS PRIVATE LIMITED

S. Durga
Director



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

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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

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3/350/2 Mettukuppam,
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hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
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