Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

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. CMDA/PP/HRB/N/235/2022, dated: 26.04 .2023

To

The Commissioner,
Poonamallee Panchayat Union,
Chennai -600123
Sir,

Sub: CMDA – Area Plans Unit – HRB (North) Division – Planning Permission Application for revised proposal for the proposed construction of **High Rise Residential cum Commercial Group Development Buildings** consisting of **7 Towers** with Extended Combined basement below the Towers 3,4,6,7 and Club house, **Tower 1 – 7**: Stilt + 13 floors residential building with totally **1053** dwelling units [Tower 1: 156 units; Tower 2 & 5: 117 units in each Tower; Tower 3 & 4: 143 units in each Tower; Tower 6: 169 units & Tower 7: 208 units]; **Club House**: Ground floor(Store, Clinic, Cafeteria & Creche)+First Floor(Gym, Indoor games and Library) and Swimming pool near club house at S.No.399/1A, 1B, 1C, 1D, 1E, 1F & 3B and 418/1A, 1B, 1C & 1D2 of Kuthambakkam Village, Thiruvallur District, within the limits of Poonamallee Panchayat Union, applied by the **M/s. Shriram Properties Limited (GPA)** for M/s. R .R. Stones Private Limited – Approved - Reg.

Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/HRB/N/0235/2022 dated 25.04.2022.
2. Earlier Planning permission issued for the construction of Stilt + 5 Floors Residential building with130 Dwelling units in PP. No. 12979 vide Letter No. PP/SB/C/0137/2019, dt.18.11.2019.
3. (i) NOC issued by the AAI for Tower No.1 in NOC ID: CHEN/SOUTH/B/031222/660235 dt.05.05.2022 with validity up to 04.05.2030 and Max. Permissible height up to 49.68 m (91.23 m – 41.55 m).
   (ii) NOC issued by the AAI for Tower No.2 in NOC ID: CHEN/SOUTH/B/030322/658323 dt.21.03.2022 with validity up to 20.03.2030 and Max. Permissible height up to 49.68 m (90.83 m – 41.15 m).
   (iii) NOC issued by the AAI for Tower No.3 in NOC ID: CHEN/SOUTH/B/030322/658326 dt.21.03.2022 with validity up to 20.03.2030 and Max. Permissible height up to 49.68 m (91.33 m – 41.65 m).
   (iv) NOC issued by the AAI for Tower No.4 in NOC ID: CHEN/SOUTH/B/030322/658328 dt.21.03.2022 with validity up to 20.03.2030 and Max. Permissible height up to 49.68 m (91.48 m – 41.80 m).

(v) NOC issued by the AAI for Tower No.5 in NOC ID: CHEN/SOUTH/B/030322/658331 dt.21.03.2022 with validity up to 20.03.2030 and Max. Permissible height up to 49.68 m (90.33 m – 40.65 m).

(vi) NOC issued by the AAI for Tower No.6 in NOC ID: CHEN/SOUTH/B/030422/658332 dt.21.03.2022 with validity up to 20.03.2030 and Max. Permissible height up to 49.68 m (89.89 m – 40.21 m).

(vii) NOC issued by the AAI for Tower No.7 in NOC ID: CHEN/SOUTH/B/031222/660238 dt.11.05.2022 with validity up to 11.05.2030 and Max. Permissible height up to 49.68 m (89.89 m – 40.15 m).

4. IAF letter No. AFSTAM/5218/1/ATC dated 19.03.2022 stating that the proposed construction falls within Yellow Zone of CCZM and NOC from IAF is not required.
5. DF&RS NOC issued vide letter No.R.Dis.No.5750/C1/2022 PP.NOC No.93/2022 dated 06.07.2022.
6. Police (Traffic) NOC received from the Commissioner of police, Avadi Police Commissionerate in Letter Rc. No. License/10806/2022 dated 27.07.2022.
7. Letter No. C.A.No.351/2022/A3, dated 22.07.2022 received from the Commissioner, Poonamallee Panchayat Union enclosing Road width Certificate.
8. Letter Rc. No. 1593/2022/B1, dated 22.07.2022 received from Tahsildar Poonamallee enclosing Block Map with along width road width details for the site.
9. PWD NOC vide Letter No. DB/T5(3)/F NOC – Kuthambakkam village/2022/ dated 29.08.2022 on inundation point of view.
10. This office letter even no. dated 17.08.2022 addressed to the applicant.
11. The applicant letter dt.12.09.2022 & 17.09.2022 enclosing revised plan.
12. Minutes of the 267th MSB panel meeting held on 17.10.2022.
13. Minutes of 5th HRB Committee Meeting held on 03.11.2022.
14. Applicant letter dated 17.11.2022 & 23.11.2022 along with particulars.
15. This office letter even no. dated 14.12.2022 to the Sub Registrar, Avadi for furnishing Guideline value for the site under reference.
16. GLV received vide Letter No.703/2022 dated 16.12.2022 from Sub Registrar Avadi.
17. Applicant letter dated 19.12.22, 20.12.22, 22.12.22,29.12.2022 & 24.01.2023 along with particulars.
18. Letter from Prime Estate dated 21.12.2022 for acceptance of adjusting the Development charges remitted for earlier approval.
19. Applicant letter dated 22.12.2022 enclosing earlier approved plans, approval letter & Planning Permit.
20. Concurrence Letter from TANGEDCO in Letter No.SE/CDC/CNI/AEET/HD/F.Shriram properties/D.1953/22, dt. 14.11.2022 and Letter No. SE/CEDC/CGL/EE/GEN/AEE/PRO-DEV/AE/DEV/F. Sri Ram Properties/D.320/22, dt. 18.11.2022 from Superintending Engineer, Chengal. Elecy. Distn. Circle, Chengalpattu.

21. Environmental Clearance (EC) received in Letter No. SEIAA-TN/F.No.9200/EC/8(a)/877/2022 dated 01.11.2022.
22. This office DC advice letter even no. dated 23.12.2022 addressed to the applicant.
23. Applicant letter dated 29.12.2022 enclosing STP design given by Anna University, Tiruchirappalli & Undertakings.
24. Applicant letter dated 24.01.2023, 18.03.2023 enclosing particulars.
25. Applicant letter dated 24.03.2023 received on 27.03.2023 enclosing DC payment receipt and original Bank Guarantee towards the charges for Security Deposits for Building, STP and Display Board.
26. Applicant letter dated 13.04.2023 & 17.04.2023 enclosing Structural drawing and design vetted by Anna university Assistant Professors dated 07.07.2022 and final plans along with additional particulars.

The Planning Permission Application received in the reference 1st cited for revised proposal for the proposed construction of **High Rise Residential cum Commercial Group Development Buildings** consisting of **7 Towers** with Extended Combined basement below the Towers 3,4,6,7 and Club house, **Tower 1 – 7**: Stilt + 13 floors residential building with totally **1053** dwelling units [Tower 1: 156 units; Tower 2 & 5: 117 units in each Tower; Tower 3 & 4: 143 units in each Tower; Tower 6: 169 units & Tower 7: 208 units]; **Club House**: Ground floor(Store, Clinic, Cafeteria & Creche)+First Floor(Gym, Indoor games and Library) and Swimming pool near club house at S.No.399/1A, 1B, 1C, 1D, 1E, 1F & 3B and 418/1A, 1B, 1C & 1D2 of Kuthambakkam Village, Thiruvallur District, within the limits of Poonamallee Panchayat Union, applied by the **M/s. Shriram Properties Limited (GPA Holder)** for M/s. R.R.Stones Private Limited has been examined and Planning Permission is issued based on the orders of the 5th HRB Committee Meeting in the reference 13th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by the Government Agencies in the references 3rd, 4th, 5th, 6th ,9th 20th & 21st cited.

2.The applicant has remitted the following charges for this proposal vide Receipt No. **B0023118, dt. 24.03.2023** and Bank grantees furnished in the reference 20th cited:

i)	D.C for land and Building	**Rs.16,07,300/-** (Sixteen lakhs and seven thousand and three hundred only)
ii)	Balance Scrutiny Fees	**Rs.82,000/-** Eight Two thousand only)
iii)	I & A Charges	**Rs.3,58,24,000/-** (Three Crore and fifty eight lakhs and twenty four thousand only)
iv)	Shelter Fee	**Rs. 85,000/-** (Eighty five thousand only)
v)	Premium FSI charges	**Rs. 2,54,90,000/-** (Two Crore and fifty four lakhs and ninety thousand only)
vi)	Flag Day Charges	**Rs.500/-** (Five hundred only)

3. The applicant has furnished **Bank Guarantee No. PBG100912300038** dated 23.03.2023, **Bank Guarantee No. PBG100912300039** dated 23.03.2023 and **Bank Guarantee No. PBG100912300040** dated 23.03.2023 issued by RBL Bank Limited, Sai

Kalyani Towers, Old Door.No105, New Door No.56, G.N.Chetty Road, T.Nagar, Chennai - 600017 towards Security Deposit for Building Rs. 2,33,03,700/- (Rupees Two Crore Thirty three lakhs, three thousand and seven hundred only), Security Deposit for STP Rs.9,80,000/- (Nine lakhs and eighty thousand only) and Security Deposit for Display Board Rs.10000/- (Ten thousand only) respectively valid for 8 years up to 20.03.2031.

4. During the earlier approval issued in the reference 2nd cited, OSR area to an extent of 3594.73 sq.m was gifted vide registered Doc. No. 14659/2019, dt.15.10.19 SRO, Avadi and the taken over by TDR Division in Land Delivery Receipt No. TDR/OSR/17212/2019, dated 25.10.2019 and the Road widening of Item-1 of 20sq.m and Item-2 of 84 sq.m was gifted vide registered Doc. No. 14658/2019, dt.15.10.19 SRO, Avadi and taken over by TDR Division in Land Delivery Receipt No. TDR/17211/2019, dated 25.10.2019.

5. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, Police (Traffic), PWD, AAI & Environmental clearance. In this regard, the applicant has also furnished an undertaking in the reference 18th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), PWD, AAI & Environmental clearance.

6. The Promoter has to submit the necessary sanitary application directly to Local Body 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 to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 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 - 2019 and enforcement action will be taken against such development.

7. Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This 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 connected 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 / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo – Technical consultant and Construction Engineer has furnished undertaking in Form – C format.

The applicant has also furnished Structural design & drawing for the proposed buildings vetted by Dr. R.Senthil, M.E., Ph.D., Professor of Structural Engineering, Department of Civil Engineering, Anna University, Guindy dated 07.07.2022 in the reference 26th cited.

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 consider only the aspect on 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. The applicant 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.

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

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

12. 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 at least 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.

13. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

14. 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.

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

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 regards the applicant has furnished notarized 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 of plans for the proposal is approved and numbered as Planning Permission No **PP/HRB/12/2023/A to U,** dated **26.04.2023** in **Permit No. 14591** are sent herewith. The Planning Permission is valid for the period from **26.04.2023** to **25.04.2031.**

19. 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.

20.The Commissioner, Poonamallee Panchayat Union is requested to take necessary further action for issue of Building Permit under the Local Body Act.

21. This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

Yours faithfully,

27/04/23

for **MEMBER-SECRETARY**

27/4/23

Encl:

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

Copy To:

1. **M/s Shriram Properties Limited.**
   No. 9, Lakshmi Neela Rite Choice chamber,
   1st Floor, Bazullah Road,
   T.Nagar, Chennai – 600 017
   (This approval is not final; you have to approach The Commissioner, Poonamallee Panchayat Union for issue of Building Permit).
2. The Deputy Planner, Enforcement Cell (N), CMDA, Chennai-8
   (With one set of approved plans).

3. The Commissioner of Income Tax,
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai-34.

4. The Director of Fire & Rescue Service P.B.No.776,
   Egmore, Chennai-8. (With one set of approved plans).

5. The Chief Engineer,
   CMWSSB, No.75, Santhome High Road, Santhome,
   MRC Nagar, R.A. Puram, Chennai-600 028.

6. The Addl. Commissioner of Police (Traffic),
   Egmore, Chennai-8.

7. The Chief Engineer, TNEB, Chennai-2.

8. The Chairman,
   Tamil Nadu Real Estate Regulatory Authority (TNRERA),
   Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
   Egmore, Chennai – 600 008. (With one set of approved plans).

9. **Thiru.Siddarth Gopala Sankar, M.Arch., F.I.I.A**
   Registered Architect
   Address: 7th Cross Road, Saibaba Colony
   Mobile: 9843020064
   Email: siddarthgsankar@gmail.com
   Reg.No: CA/2005/36220

10. **Thiru.S.Murugesgh, M.E., FIE.,**
    Structural Engineer
    Address: 27, Sengupta Street Main,
    Ram Nagar, Coimbatore, Tamil Nadu 641009
    Mobile: 9943320061
    Email: murugesh@sankarassociates.in
    Reg.No: SE/GR-I/2022/05/320

11. **Thiru Dr.C.V.Prasad**
    Geo-Tech Engineer
    Address: 2nd main road, kannappa nagar ext, kottivakkam
    chennai-600041 Mobile: 9444026189 Email:
    geotech@geomarineindia.com
    Reg No: GTE/19/03/003

12. **Thiru Sivakumar**
    Registered Engieer
    B-301, XSreal -Vivacity apartment,
    Kannivakkam, Kannivakkam Nellikuppam, Guduvanchery road,
    Guduvanchery
    Mobile: 9789982463
    Email: Sivakumar.p@shriramproperties.com
    Reg No: RE/GR-I/2023/04/411

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.