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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

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/N/0138/2025** Date : 14/07/2025

To

The Commissioner

Villivakkam Panchayat Union

Chennai

Sir,

Sub: CMDA-Area plans Unit - NHRB (North) – Planning Permission for the Proposed Construction of a Stilt Floor (Parking) + 4 Floors + 5th Floor Part Residential Building (Height -18.30m) with 49 Dwelling Units Affordable Housing units (Association room at 5 th Floor) at Public Purpose Plot-I in PPD/LO.No.38/2017, 5th Main Road, Royal Star Nagar, Ayapakkam, Chennai-600 077, Comprised in S. No. 343/2B1 part, 343/2E1 part, 343/2E2 part, 345/1A part, and 345/1B part of Ayapakkam Village within the limits of Villivakkam 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/N/0138/2025 dated. 01.03.2025
2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017
5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
6. 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
7. G.O.Ms.No.19, H&UD [UD4(1)] Department dated 02.03.2022
8. CMDA office order No.7/2019 dated 12.3.2019.
9. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
10. G.O.Ms.No.152, H&UD[UD4(1)] Department dated 18.08.2022.
11. This office DC advice sent to the applicant through online on .12.07.2025
12. Applicant remitted the DC and other charges through online on .14.07.2025

The Planning Permission application received for the Proposed Construction of a Stilt Floor (Parking) + 4 Floors + 5th Floor Part Residential Building (Height -18.30m) with 49 Dwelling Units Affordable Housing units (Association room at 5 th Floor) at Public Purpose Plot-I in PPD/LO.No.38/2017, 5th Main Road, Royal Star Nagar, Ayapakkam, Chennai-600 077, Comprised in S. No. 343/2B1 part, 343/2E1 part, 343/2E2 part, 345/1A part, and 345/1B part of Ayapakkam Village within the limits of Villivakkam Panchayat Union received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 11th 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
I	Scrutiny Fees	Rs.10,693.00	CMDA/PP/Ch/17568/2025 & dt. : 01 March, 2025
II	Scrutiny Fees	Rs.5,347.00	CMDA/PP/Ch/18720/2025 & dt. : 20 June, 2025
III	Balance Scrutiny Fees	Rs.5,000.00	CMDA/PP/Ch/19103/2025 & dt. : 14 July, 2025

IV	Development charges for land per Sq. m.	Rs.8,000.00	CMDA/PP/Ch/19103/2025 & dt. : 14 July, 2025
V	Development charges for building per Sq. m.	Rs.55,000.00	CMDA/PP/Ch/19103/2025 & dt. : 14 July, 2025
VI	Security Deposit for Building	Rs.10,04,000.00	CMDA/PP/Ch/19103/2025 & dt. : 14 July, 2025
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/19103/2025 & dt. : 14 July, 2025
VIII	I & A Charge	Rs.15,94,000.00	CMDA/PP/Ch/19103/2025 & dt. : 14 July, 2025
IX	Security Deposit for Septic Tank / STP	Rs.50,000.00	CMDA/PP/Ch/19103/2025 & dt. : 14 July, 2025
X	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/19103/2025 & dt. : 14 July, 2025

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0268/2025 dated 14/07/2025** in **Planning Permit No. OL-01960** are sent herewith. The **Planning Permit** is valid for the period **from 14/07/2025 to 13/07/2033**.
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.

   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

13.The Professionals who have registered as Registered Engineer/Architect, Registered Structural Engineer, Registered Geo Technical Engineer, Registered Construction Engineer are hereby requested to renew their Registered Professional Certificates before expiry date without fail

Yours faithfully,

Signature valid
Name :P Saravanan
Designation :Assistant Planner
Date :07/14/2025 7:49:10 PM

Name: P Saravanan

Designation: Assistant Planner

Date: 14 July, 2025

For

Chief Planner

Area Plan Unit

Encl :

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

Copy To:

1.M/s. Royal Land & Developers (P) Ltd represented by its Director
Thiru. N. Gaurav Bagmar and Thiru. B. Vikram Kumar Bagmar
Old No: 23, New No: 6, Western Wing,
Krishnama Road, Nungambakkam
Chennai.600034.

2.The Member Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3.The Commissioner of Income Tax
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4.The Deputy Planner
Enforcement Cell CMDA,
Chennai – 600 008.

5.The Chief Engineer
CMWSSB
No.1, Pumping Station Road,
Chintadripet, Chennai – 600 002.

6.The Chairperson,
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008

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

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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.