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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
ThalamuthuNatarajanBuilding, 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/S/0030/2022 **Dated:17.04.2024**

To

The Commissioner,
Greater Chennai Corporation,
Rippon Building, Chennai – 600 003.

Sir,

Sub : CMDA – Area Plans Unit – HRB(South) Division – Revised Planning Permission Application for the Proposed construction of High Rise Building (HRB) comprising of **8 Blocks**; combined stilt floor for Block 1 to 7 + Combined 1st floor (Parking) for Block 1 to 7 + **Block 1 & 6** (HRB) 2nd floor to 15th floor with 110 dwelling units in each Block; **Block 2 & 3** (HRB)consisting of 2nd floor to 15th floor with 108 dwelling units in each Block; **Block 4** (HRB) **(EWS)** 2nd floor to 15th floor with 150 dwelling units; **Block 5** (HRB) 2nd floor to 14th floor with 102 dwelling units; **Block 7** (HRB) 2nd floor to 15th floor with 82 dwelling units; **Block 8** (NHRB) Club house Ground floor + 3 floors + 4th floor (part) Multipurpose Hall, Mart, Spa, Gym, Billiard, Shuttle, T.T & Swimming pool; Residential Building with **Totally 770 dwelling units** at Nookkampalayam Road, Sholinganallur, Chennai in Survey No.**552**/1A1, **553**/2B1A, **553**/2B2A, **742**/1(pt), **742**/2, **743**/3B, **744**/1B, **744**/1C, **745**/1A, **745**/1B, **745**/2B of **Sholinganallur village**within the limit of Greater Chennai Corporation– Applied by **M/s.NCC Urban Infrastructure Limited** GPA for M/s.Serene Estates Private Limited - Approved and forwarded to local body for issue of building license – Regarding.

Ref :
1) Planning Permission Application received in SBC No. CMDA/PP/MSB/S/ 0030/2022 dt.17.01.2022.
2) Environmental Clearance (EC) Letter No. SEIAA-TN/F.5007/EC/8(a)/ 688/2020 dt.03.01.2020.
3) AAI NOC ID.CHEN/SOUTH/B/102620/508050 dated 04.11.2020 for Tower-1
4) AAI NOC ID.CHEN/SOUTH/B/111020/509271 dated 19.11.2020 for Tower-2
5) AAI NOC ID. CHEN/SOUTH/B/102620/508054 dated 04.11.2020 for Tower-3
6) AAI NOC ID. CHEN/SOUTH/B/102620/508056 dated 04.11.2020 for Tower-4

7) AAI NOC ID. CHEN/SOUTH/B/102620/508059 dated 04.11.2020 for Tower-5
8) NOC from AAI issued in NOC ID. CHEN/SOUTH/B/102620/508059 dated 04.11.2020 for Tower-6.
9) NOC from AAI issued in NOC ID. CHEN/SOUTH/B/102620/508061 dated 04.11.2020 for Tower-7.
10) DF&RS NOC Letter R.Dis. NO. 5251/C1/2022, PP NOC No. 75/2022 dt.02.06.2022.
11) IAF NOC Letter No. AFSTAM/4009/5/ATC dt.01.09.2022.
12) Minutes of 267th MSB Panel Meeting held on 17.10.2022.
13) Minutes of 5th HRB Committee Meeting held on 03.11.2022.
14) Police Traffic NOC Letter Rc. No. K1/394/022952/2022, NOC No. 49/2022 dt.02.12.2022.
15) Government Letter No. 3381062/UD1/2022-1, H&UD Department dt.07.11.2022.
16) This office DC advice letter dated 19.01.2023.
17) Applicant letter dated 13.03.2023 enclosing payment receipt.
18) Applicant letter dated 07.09.2023 enclosing Environmental Clearance issued by the Member Secretary - State Level Environment Impact Assessment Authority Environmental Clearance letter (SEIAA - TN/F No.9931/EC/8(A)/964/2023; Dated 28.07.2023).
19) Applicant letter dated 13.12.2023 enclosing Structural design and report vetted by IIT(Madras).
20) Applicant letter dated 28.12.2023 enclosing Undertakings.
21) TANGEDCO Concurrence issued by SE - CEDC/South – II, K.K. nagar in their letter No.SE/CEDC/s-ii/EE/C(N1)/F.M/s.NCC urban/D; Dated 11.04.2023

The Planning Permission for theProposed construction of High Rise Building (HRB) comprising of **8 Blocks**; combined stilt floor for Block 1 to 7 + Combined 1st floor (Parking) for Block 1 to 7 + **Block 1 & 6** (HRB) 2nd floor to 15th floor with 110 dwelling units in each Block; **Block 2 & 3** (HRB)consisting of 2nd floor to 15th floor with 108 dwelling units in each Block; **Block 4** (HRB) **(EWS)** 2nd floor to 15th floor with 150 dwelling units; **Block 5** (HRB) 2nd floor to 14th floor with 102 dwelling units; **Block 7** (HRB) 2nd floor to 15th floor with 82 dwelling units; **Block 8** (NHRB) Club house Ground floor + 3 floors + 4th floor (part) Multipurpose Hall, Mart, Spa, Gym, Billiard, Shuttle, T.T & Swimming pool; Residential Building with **Totally 770 dwelling units** at Nookkampalayam Road, Sholinganallur, Chennai in Survey No.**552**/1A1, **553**/2B1A, **553**/2B2A, **742**/1(pt), **742**/2, **743**/3B, **744**/1B, **744**/1C, **745**/1A, **745**/1B, **745**/2B of **Sholinganallur village**within the limit of Greater Chennai Corporation has been examined and Planning Permission is issued based on the minutes of the 5th HRB Committee Meeting held on 03.11.2022, in the reference 13th cited subject to the usual conditions put forth by CMDA in reference 16thcited, including compliance of conditions imposed by the Government agencies in the reference 3rd to 11th, 14th , 18th, 19th & 21st cited.

2. The applicant in the reference 17th cited has remitted the following charges in receipt No.B0023062, dated 13.03.2023:

Sl. No.	Charges	Amount for Present Proposal (A)	Amount Remitted in Earlier Approved B/f No. C3(S)/524/ 2015 vide Receipt No. B009103 dt.18.02.2019 (B)	Balance Amount remitted (A – B) in receipt No.B0023062, dated 13.03.2023:
1)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	₹ 15,54,380.97/-	₹ 20,50,000	**Nil**
2)	Balance Scrutiny Fee	₹ 2,87,703.34/-	₹ 2,00,000	**Rs.2,90,000/-** (Rupees Two lakh and ninety thousand only)
3)	Regularization charges	Nil	₹ 23,25,000	**Nil**
4)	OSR charges	Nil	Nil	**Nil**
5)	Security Deposit for Building	₹ 2,11,00,000/-	₹ 4,33,75,000	**Nil**
			The Bank Guarantee furnished for a sum of **Rs.4,33,75,000/-** vide B.G. No. 0008BGFD00779 dt.16.12.2019 issued by ICICI Bank, Nungambakkam valid for a period of 5 years for earlier approval. Amendment to earlier BG No. 0008BGFD007719 dt.16.02.2019. The Bank Guarantee furnished for a sum of **Rs.2,11,00,000/-** vide B.G. No. 0008BGFD007719 dt.27.01.2023 issued by ICICI Bank, Begumpet Hyderabad valid up to 24.01.2031.	
6)	Security Deposit for STP	₹ 7,97,947.40/-	₹ 8,25,000/-	**Nil**

7)	Security Deposit for Display Board	₹ 10,000./-	₹ 10,000./-	**Rs.10,000/-** (Rupees Ten thousand only)
8)	IDC (for CMWSSB)	Nil	Nil	**Nil**
9)	Infrastructure &Amenities Charges	₹ 3,16,03,882.50/-	₹ 2,83,75,000/-	**Rs.32,50,000/-** (Rupees Thirty two lakh and fifty thousand only)
10)	Shelter charges	Nil	Nil	**Nil**
11)	Premium FSI Charges	Nil	Nil	**Nil**
12)	Caution Deposit	Nil	Nil	**Nil**
13)	Flag Day Fee.	₹ 500.00/-	Nil	**Rs.500/-** (Rupees Five hundred only)

3. The applicant has furnished the Bank Guarantee furnished for a sum of **Rs.4,33,75,000/-** vide B.G. No. 0008BGFD00779 dt.16.12.2019 issued by ICICI Bank, Nungambakkam valid for a period of 5 years for earlier approval.

Amendment to earlier BG No. 0008BGFD007719 dt.16.02.2019.

The Bank Guarantee furnished for a sum of **Rs.2,11,00,000/-** vide B.G. No. 0008BGFD007719 dt.27.01.2023 issued by ICICI Bank, Begumpet Hyderabad valid up to 24.01.2031.

4. The applicant has reserved OSR area measuring an extent of 2073.89 Sq.m. The same has been registered through a gift deed document No. 10608/2023 dated 12.10.2023.

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 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.

In this regard, the applicant has furnished the Structural design Drawings & Report vetted by IIT (Madras) as in the reference 19th 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 statuary 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/03/2024/A to Z ; dated 17.04.2024** in Planning Permit No.**15611** are sent herewith. The Planning Permit is valid for the period from **17.04.2024 to 16.04.2032.**

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

17.4.2024

for **Member Secretary**

17/4/24

Encl :

1. Two copies of Approved Plan
2. Two copies of Planning Permission

Copy to:

1. **M/s.NCC Urban Infrastructure Limited**
   Represented by its Director Thiru.J.S.Raju
   Flat No. 104, NCC Urban Temple Trees,
   VallakottaiMurugan Street, Chennai – 600 117.
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, Greams Road, Chennai-600 006.
   (With one set of approved plans)
4. **The Additional Commissioner of Police (Traffic)**
   Greater Chennai,
   Vepery, Chennai – 600007.
5. **The Chief Engineer**
   TNEB, Chennai – 600002.
6. **The Commissioner of Income Tax**
   No.108, Mahatma Gandhi Road,
   Nungambakkam, Chennai – 600034.
7. **The Chairperson**
   Tamil Nadu Real Estate Regulatory Authority,
   No.1A, Gandhi Irwin Bridge Road,
   Egmore, Chennai 600008.
   (With one set of approved plans)

8. Tmt.Jamuna Chalam
   RA/Gr.I/19/05/253 on 28.05.2019
   No.8, 1st "A" Main, ST Bed, Koramangala IV Block
   Bangalore – 560095.
9. Dr.Rajeev Du,
   SE/GR.I/2022/07/337 on 26.07.2022
   Optimisation Consultation, SF
   202 & 203, SF,
   Plot No.D-5, Himland House, Commercila Complex,
   Karampura, New Delhi -110015.
10. Thiru.T.Vignesh
    CE/2020/09/828 on 03.09.2020
    7-261/1143, Bangalawpudur,
    Poyyamani (Post), Karur District – 639110.

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.

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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.
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Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
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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

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/tools

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/services

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

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