Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



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/0600/2022** Date : 13/03/2024

To

The Commissioner

Avadi Municipal Corporation,

Avadi , Chennai

Sir,

Sub: CMDA-Area plans Unit - NHRB (North) – Planning Permission for the proposed construction of Group Development Residential consists of 16 Blocks,(Height- 6.56m) Block -1: Ground Floor + First Floor with 2 Duplex dwelling units, Block -2,4,6 (Typical) : Ground Floor + First Floor with 4 Duplex dwelling units ,Block -3,5,7,9 (Typical) : Ground Floor + First Floor with 4 Duplex dwelling units , Block -8: Ground Floor + First Floor with 5 Duplex dwelling units, Block -10: Ground Floor + First Floor with 5 Duplex dwelling units, Block -11: Ground Floor + First Floor with 4 Duplex dwelling units, Block-12: Ground Floor + First Floor with 4 Duplex dwelling units, Block -13: Ground Floor + First Floor with 5 Duplex dwelling units, Block -14: Ground Floor + First Floor 3 Duplex dwelling units, Block -15: Ground Floor + First Floor with 6 Duplex dwelling units, Block -16: Ground Floor + First Floor with 7 Duplex dwelling units, and Service Block Totally 69 duplex dwelling units at Black Berry Street , Cherry Blossom Street on Northern side and Orchid Street , Vilinjiambakkam Village, Chennai, Comprised in S.No: 35/1A, 35/1B, 35/2, 35/4, 44/1pt, 44/2, 45/1, 45/2part, 47/1, T.S.No:7/14, 7/16part, 9/1 part, Block No: 21, ward –G of Vilinjiambakkam Village, with in the limits of Avadi Municipal corporation ,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/600/2022, dated .20.10.2022
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. NOC from WRD letter No: DB/T5(3) /F- Vilinjiambakkam Village /8114/2022 /01.09.2022 along with undertaking uploaded.
11. G.O.Ms.No.152, H&UD[UD4(1)] Department dated 18.08.2022.
12. This office DC advice sent to the applicant through online on 26.12.2023
13. Applicant remitted the DC and other charges through (online) on 19.01.2024
14. U.O. Note No. TDR /2188/2024 dated .06.03.2024 Gift deed for Link Road 1, area of 186.00 sq.m , Link Road 2, area of 950.53 sq.m , Gift deed document no: 2766/2024 dated .27.02.2024 taken possession dated 06.03.2024

15. U.O. Note No. TDR/OSR/2189/2024 dated .06.03.2024 Gift deed for OSR 1, area of 711. 14 sq.m , OSR 2, area of 501.62 sq.m , Gift deed document no: 2767/2024 dated .27.02.2024 taken possession dated 06.03.2024.

The Planning Permission application for the proposed construction of Group Development Residential consists of 16 Blocks, (Height- 6.56m) Block -1: Ground Floor + First Floor with 2 Duplex dwelling units, Block -2,4,6 (Typical) : Ground Floor + First Floor with 4 Duplex dwelling units ,Block - 3,5,7,9 (Typical) : Ground Floor + First Floor with 4 Duplex dwelling units , Block -8: Ground Floor + First Floor with 5 Duplex dwelling units, Block -10: Ground Floor + First Floor with 5 Duplex dwelling units, Block -11: Ground Floor + First Floor with 4 Duplex dwelling units, Block-12: Ground Floor + First Floor with 4 Duplex dwelling units, Block -13: Ground Floor + First Floor with 5 Duplex dwelling units, Block -14: Ground Floor + First Floor 3 Duplex dwelling units, Block -15: Ground Floor + First Floor with 6 Duplex dwelling units, Block -16: Ground Floor + First Floor with 7 Duplex dwelling units, and Service Block Totally 69 duplex dwelling units at Black Berry Street , Cherry Blossom Street on Northern side and Orchid Street , Vilinjiambakkam Village, Chennai, Comprised in S.No: 35/1A, 35/1B, 35/2, 35/4, 44/1pt, 44/2, 45/1, 45/2part, 47/1, T.S.No:7/14, 7/16part, 9/1 part, Block No: 21, ward –G of Vilinjiambakkam Village, with in the limit of Avadi Municipal corporation - 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 12th 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.21,594.00	CMDA/PP/Ch/8860/2022 & dt. : 20 October, 2022
II	Scrutiny Fees	Rs.11,125.00	CMDA/PP/Ch/11083/2023 & dt. : 16 June, 2023
III	Scrutiny Fees	Rs.4,385.00	CMDA/PP/Ch/12368/2023 & dt. : 09 November, 2023
IV	Balance Scrutiny Fees	Rs.4,000.00	CMDA/PP/Ch/12779/2023 & dt. : 19 January, 2024
V	Development charges for land per Sq. m.	Rs.55,000.00	CMDA/PP/Ch/12779/2023 & dt. : 19 January, 2024
VI	Development charges for building per Sq. m.	Rs.1,12,000.00	CMDA/PP/Ch/12779/2023 & dt. : 19 January, 2024
VII	Regularisation charge for land	Rs.12,12,000.00	CMDA/PP/Ch/12779/2023 & dt. : 19 January, 2024
VIII	Security Deposit for Building	Rs.20,57,000.00	CMDA/PP/Ch/12779/2023 & dt. : 19 January, 2024
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/12779/2023 & dt. : 19 January, 2024
X	I & A Charge	Rs.31,40,000.00	CMDA/PP/Ch/12779/2023 & dt. : 19 January, 2024
XI	Security Deposit for Septic Tank / STP	Rs.70,000.00	CMDA/PP/Ch/12779/2023 & dt. : 19 January, 2024
XII	Shelter Charges	Rs.15,27,000.00	CMDA/PP/Ch/12779/2023 & dt. : 19 January, 2024
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/12779/2023 & dt. : 19 January, 2024

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0098/2024 dated 13/03/2024** in **Planning Permit No. OL-00796** are sent herewith. The **Planning Permit** is valid for the period **from 13/03/2024 to 12/03/2032**.

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.

14. The applicant has to comply all the conditions imposed by the WRD in the reference 10 th cited.

Yours faithfully,

Signature Not Verified
Name :P Saravanan
Designation :Assistant Planner
Date :03/13/2024 7:39:04 PM

Name: P Saravanan

Designation: Assistant Planner

Date: 13 March, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

1.M/s. V.Guruswamy Naidu & Co Private Limited
rep by its Authorized signatory Thiru. B.R. Nandakumar
GPA of Ajala Estates and VGN Pearl square Properties.
Door No: 333, Plot No: 333, P.H. Road,
Chennai.600029.

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

702

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/N/0600/2022**

Planning Permission No. : **OL-PP/NHRB/0098/2024**

Permit No. : **OL-00796** **Date of permit** : 13-03-2024

Name of Applicant with Address :	V.GURUSWAMY NAIDU & CO PRIVATE LIMITED 333, 333, P.H.ROAD, , CHENNAI, Chennai, -, 600029 Mobile No. :9941567711 Email ID :reygeoffrey02@gmail.com
Date of Application :	20/10/2022
Nature of Development : Proposed Group Housing Development consisting of 16 Blocks,(Height- 6.56m) Block -1: Ground Floor + First Floor with 2 Duplex dwelling units, Block -2,4,6 (Typical) : Ground Floor + First Floor with 4 Duplex dwelling units ,Block -3,5,7,9 (Typical) : Ground Floor + First Floor with 4 Duplex dwelling units , Block -8: Ground Floor + First Floor with 5 Duplex dwelling units, Block -10: Ground Floor + First Floor with 5 Duplex dwelling units, Block -11: Ground Floor + First Floor with 4 Duplex dwelling units, Block-12: Ground Floor + First Floor with 4 Duplex dwelling units, Block -13: Ground Floor + First Floor with 5 Duplex dwelling units, Block -14: Ground Floor + First Floor 3 Duplex dwelling units, Block -15: Ground Floor + First Floor with 6 Duplex dwelling units, Block -16: Ground Floor + First Floor with 7 Duplex dwelling units, and Service Block Totally 69 duplex dwelling units .	
Site Address :	Black Berry Street , Cherry Blossom Street on Northern side and Orchid Street , Vilinjiambakkam Village, Chennai, Comprised in S.No: 35/1A, 35/1B, 35/2, 35/4, 44/1pt, 44/2, 45/1, 45/2part, 47/1, T.S.No:7/14, 7/16part, 9/1 part, Block No: 21, ward –G of Vilinjiambakkam Village, with in the limit of Avadi Municipal corporation .

Development Charge Paid in Rs : Rs.1,67,000.00/- (Rs. One Lakh Sixty Seven Thousand Only)

Receipt No. : CMDA/PP/Ch/12779/2023 Date : 19 January, 2024

Permission is granted to Nature of Development : Building according to the authorised copy of the plan attached hereto and subject to the condition mentioned below.

he permit expires on 12 March, 2032 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,

Signature valid
Name :P. Saravanan
Designation :Assistant Planner
Date :03/13/2024 7:29:32 PM

for MEMBER SECRETARY

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.



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

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

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

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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