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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/HRB/S/0312/2022** Date : 10/12/2022

To

The Commissioner,

Greater Chennai Corporation,

Chennai – 600 003.

Sir,

Sub: CMDA-Area plans Unit - High-Rise Building(South) – Planning Permission is for the proposed construction of High Rise Building (HRB) with 48.0m height (FGL to top of terrace) consisting of Extended Double Basement floor + Stilt floor (Part) + Ground floor (Part) + 12 floors Office use Commercial Building at Plot No.6, New Door No.47/C, Old No.30, Gandhi Mandapam Road and Ambadi Road, Kotturpuram, Chennai 600085 in T.S.No.5/21, 6/31 & 6/63, Block No.16 of Adayar Village within the limit of Greater Chennai Corporation applied by M/s. Sri Kausalya Constructions Limited, Represented by its Managing Director Thiru.Y.Meera Reddy, GPA for Murugappa Chettiar Trust - Approved and forwarded to local body for issue of building license - Regarding

Ref:

1. Planning Permission Application received in SBC No.CMDA/PP/HRB/S/0312/2022, dated.17.06.2022.
2. NOC from IAF issued in letter AFSTAM/5218/1/ATC dated 19.03.2022
3. NOC from AAI issued in CHEN/SOUTH/B/031022/659714 dated 05.05.2022
4. NOC from DF&RS in letter R.Dis.No.12929/C1/2022, PP.NOC.No.119/2022 dated 26.08.2022.
5. NOC received from Police (Traffic) in Rc.No.Tr./License/457/18381/2022 dated 18.10.2022.
6. Structural drawing vetted by PWD dated 14.09.2022
7. Undertakings for Extended Basement, CCTV camera & conditions abide DF&RS, Police(Traffic), AAI & IAF.
8. Minutes of the 266th MSB panel meeting held on 14.07.2022.
9. Minutes of the 4th HRB Committee meeting held on 05.08.2022.
10. This office letter even (DC advice) No., dated 17.11.2020
11. DC & other charges remitted on 29.11.2022

The Planning Permission Application for the proposed construction of High Rise Building (HRB) with 48.0m height (FGL to top of terrace) consisting of Extended Double Basement floor + Stilt floor (Part) + Ground floor (Part) + 12 floors Office use Commercial Building at Plot No.6, New Door No.47/C, Old No.30, Gandhi Mandapam Road and Ambadi Road, Kotturpuram, Chennai 600085 in T.S.No.5/21, 6/31 & 6/63, Block No.16 of Adayar Village within the limit of Greater Chennai Corporation applied by M/s. Sri Kausalya Constructions Limited, Represented by its Managing Director Thiru.Y.Meera Reddy, GPA for Murugappa Chettiar Trust has been examined and Planning Permission is issued based on the 4th HRB Committee approval accorded in the reference 9th cited subject to the usual conditions put forth by CMDA in reference 10th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 3rd,4th & 5th 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.31,764.00	CMDA/PP/Ch/7797/2022 & dt. : 17 June, 2022
II	Scrutiny Fees	Rs.16,066.00	CMDA/PP/Ch/8533/2022 & dt. : 15 September, 2022
III	Balance Scrutiny Fees	Rs.1,000.00	CMDA/PP/Ch/9100/2022 & dt. : 29 November, 2022

IV	Development charges for land per Sq. m.	Rs.30,000.00	CMDA/PP/Ch/9100/2022 & dt. : 29 November, 2022
V	Development charges for building per Sq. m.	Rs.4,10,000.00	CMDA/PP/Ch/9100/2022 & dt. : 29 November, 2022
VI	Security Deposit for Building	Rs.60,30,000.00	CMDA/PP/Ch/9100/2022 & dt. : 29 November, 2022
VII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/9100/2022 & dt. : 29 November, 2022
VIII	I & A Charge	Rs.86,10,000.00	CMDA/PP/Ch/9100/2022 & dt. : 29 November, 2022
IX	Premium FSI Charges	Rs.6,92,25,000.00	CMDA/PP/Ch/9100/2022 & dt. : 29 November, 2022
X	Shelter Charges	Rs.73,30,000.00	CMDA/PP/Ch/9100/2022 & dt. : 29 November, 2022
XI	IDC - CMWSSB (For sewered area only)	Rs.34,52,000.00	CMDA/PP/Ch/9100/2022 & dt. : 29 November, 2022
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/9100/2022 & dt. : 29 November, 2022

3. The applicant has also furnished an undertaking to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.

4. The Promoter has to submit the necessary sanitary 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 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.

5. 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.

6. 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.

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

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

9. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & Environmental Clearance (whichever is applicable)

10. Two sets of plan for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0001/2022** dated **10/12/2022** in **Permit No. OL-00072** are sent herewith. The Planning Permission is valid for the period from **10/12/2022 to 09/12/2030**

11. **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.**

12. The Commissioner Corporationis requested to take necessary further action for issue of Building Permit under the Local Body Act.

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,

Signature Not Verified
Name :B Babu
Designation :Assistant Planner
Date :12/20/2022
12:01:05 PM

Name: B Babu

Designation: Assistant Planner

Date: 20 December, 2022

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s. Sri Kausalya Constructions Limited
Represented by its Managing Director Thiru.Y.Meera Reddy
GPA for Murugappa Chettiar Trust
No.4, Jayalakshmipuram, First Street, Nungambakkam,
Chennai 600034.

The Deputy Planner,
Enforcement Cell (South), CMDA,
Chennai-600 008.

Director of Fire and Rescue Service,
No.17, Rukumani laksmipathy salai,
Egmore, Chennai-600 008.

The Additional Commissioner of Police (Traffic), Greater Chennai,
Vepery, Chennai-600 007.

The Chief Engineer,
TNEB, Chennai-600 002.

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

The Chairperson
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.

Thiru.Venkatakrishnan (Architect)
No.18,3rd Seaward Road,
Valmiki Nagar, Thiruvanmiyur,
Chennai – 600 041.
RA/Gr.I/19/03/053 on 08.03.2019

Thiru. Alex Jacob, (Structural Engineer)
41/A, Beach Road, Kalakshetra Colony,
Chennai – 600 090.
SE/GR-I/19/02/001 on 11.02.2019

Thiru.K.Saranraj (Construction Engineer)
No.93/21, Subramaniya Koil Street,
Variyankaval, Ariyalur,
Tamil Nadu – 621806.
CE/2022/02/1014 on 07.02.2022

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
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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.