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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/0837/2023** Date : 31/05/2024

To

The Commissioner,

Greater Chennai Corporation,

Ripon Buildings,

Chennai – 600 003.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – The Planning Permission application received for the proposed construction of High Rise Group Development of Commercial Building consists of Block-1: Basement Floor (for parking use) + Ground Floor (for Retail Shop) + 1st Floor (for Retail Shop) + 2nd Floor to 9th Floor (for Office use) with MLCP (10 levels within the block 1); Block-2: Ground Floor (Meter room &Electrical Transformer room) + 1st Floor (Generator room), abutting G.N. Chetty Road & Thirumalai Lane, T.Nagar, Chennai -600 017. Comprised in Old S.No. 4797 part, T.S.No. 8380/4, Block No. 109, T.Nagar Village, within the limits of Greater Chennai Corporation-Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. PPA received in File No. CMDA/PP/HRB/S/837/2023 dated: 02.12.2023
2. NOC issued by IAF vide AFSTAM/4009/5/ATS(BM-II) dated 23.02.2023.(Site falls in Yellow zone of CCZM and allowed height of 144m)
3. NOC issued by AAI vide CHEN/SOUTH/B/021523/741776 dated 10.03.2023 with permissible height 50m (Permissible Top elevation 57.1m – 7.1m AMSL)
4. NOC issued by DF&RS vide R.Dis.No.13657/C1/2023 PP NOC NO 172/2023 dated 16.10.2023
5. Minutes of the 274th MSB Panel meeting held on 01.02.2024.
6. Government Order in G.O.(Ms) NO. 65 H & UD (UD I) Department dated 21.04.2022.
7. Government Order in G.O.(Ms) NO. 69 H & UD (UD I) Department dated 03.07.2023.
8. This office letter even no dated 13.02.2024 addressed to Govt
9. Govt., Letter (Ms) No.60 H&UD UD(I) Dept., Dated:05.03.2024.
10. Applicant letter dated 07.03.2024.
11. Demand for the remittance of DC & other charges sent in letter dated 29.04.2024
12. Applicant letter dated 21.05.2024
13. DC & other charges Payment receipt no CMDA/PP/Ch/13940/2024 dated 20.05.2024

The Planning Permission application received for the proposed construction of High Rise Group Development of Commercial Building consists of Block-1: Basement Floor (for parking use) + Ground Floor (for Retail Shop) + 1st Floor (for Retail Shop) + 2nd Floor to 9th Floor (for Office use) with MLCP (10 levels within the block 1); Block-2: Ground Floor (Meter room &Electrical Transformer room) + 1st Floor (Generator room), abutting G.N. Chetty Road & Thirumalai Lane, T.Nagar, Chennai -600 017. Comprised in Old S.No. 4797 part, T.S.No. 8380/4, Block No. 109, T.Nagar Village, within the limits of Greater Chennai Corporation applied M/s Alwarpet Properties Pvt. Ltd.,Rep by its authorised signatory Thiru.Arul Chandrasekar GPA Holder for Thiru.V.S.Balaji & Thiru V.S.Rajesh has been examined and Planning Permission is issued based on the orders of Government letter in the reference 9th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 2nd, 3rd & 4th cited above

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.14,008.00	CMDA/PP/Ch/12572/2023 & dt. : 02 December, 2023
II	Scrutiny Fees	Rs.6,987.00	CMDA/PP/Ch/13631/2024 & dt. : 21 March, 2024
III	Balance Scrutiny Fees	Rs.10,000.00	CMDA/PP/Ch/13940/2024 & dt. : 20 May, 2024
IV	Development charges for land per Sq. m.	Rs.18,000.00	CMDA/PP/Ch/13940/2024 & dt. : 20 May, 2024
V	Development charges for building per Sq. m.	Rs.1,98,000.00	CMDA/PP/Ch/13940/2024 & dt. : 20 May, 2024
VI	Regularisation charge for land	Rs.1,76,000.00	CMDA/PP/Ch/13940/2024 & dt. : 20 May, 2024
VII	Security Deposit for Building	Rs.29,55,000.00	CMDA/PP/Ch/13940/2024 & dt. : 20 May, 2024
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/13940/2024 & dt. : 20 May, 2024
IX	I & A Charge	Rs.42,55,000.00	CMDA/PP/Ch/13940/2024 & dt. : 20 May, 2024
X	Shelter Charges	Rs.86,18,000.00	CMDA/PP/Ch/13940/2024 & dt. : 20 May, 2024
XI	IDC - CMWSSB (For sewered area only)	Rs.20,80,000.00	CMDA/PP/Ch/13940/2024 & dt. : 20 May, 2024
XII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/13940/2024 & dt. : 20 May, 2024

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/0014/2024** dated **31/05/2024** in **Permit No. OL-00921** are sent herewith. The Planning Permission is valid for the period from **31/05/2024 to 30/05/2032**

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.

13.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.

14.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.

15.The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI & IAF. In this regard, 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, AAI & IAF.

16.The applicant has furnished Structural Design Vetted by Structural drawing and report vetted by Superintending Engineer, PWD., Planning & Designs circle,Chepauk,Chennai-5
in the reference 12th cited.

17.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.

18. 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.

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

20. 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.

21. 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.

22. 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.

Yours faithfully,

Signature Not Verified
Name :S Sundraraj
Designation :Assistant Planner
Date :05/31/2024 12:27:00 PM

Name: S Sundraraj

Designation: Assistant Planner

Date: 31 May, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

1. M/s Alwarpet Properties Pvt. Ltd.,
Rep by its authorised signatory Thiru Arul Chandrasekar
GPA Holder for Thiru.V.S.Balaji & Thiru V.S.Rajesh
No.1 Sidco Industries Estate, Guindy,
Chennai - 600032
Email: arul@khivrajmotors.com
9841406564

2.The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008
(With one set of approved plans)

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

4.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)

5.The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034

6.The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002

7.The Chief Engineer, TNEB, Chennai-2

8.The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034

9.Thiru R.Viswesh Krishna
Registered Architect.
COA.Reg. CA/2019/110872,
Corporation Reg.No. RA00328202,
No.302, Pelican Nest, 48/148, Creek street,
Sowdeeshwari Nagar, Thoraipakkam, Chennai-600 097.
Mobile No:98840 22352
Email: visweshkrish82@gmail.com

10.Thiru. A.Peramaiyan,
Registered Structural Engineer grade - I,
Reg No: S.E./GR.I/19/03/026
NO.31/14, Beasent Avenue Road, Adyar, Chennai-600020.
Mobile: 99625 45630
Email: peram@buroengineers.in

11.Thiru. RAM PRASAD
Registered Geo-Technical Engineer
RegNo: GTE/19/02/002
No.821, P.H.Road, Arumbakkam,
Chennai-600 106,

Mobile: 9384752246

Email: paygec@gmail.com

12.Thiru. K. Muthurangan

Reg. no. CE/2020/12/863

No.F1, 1st Floor, N0.5/17, Ponnurangam cross street,

Puzhuthivakkam, Chennai-91,

Mobile No: 8015324445

Email:22c@olympiagroup.in

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.