Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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

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/0465/2025** Date : 24/01/2026

To

The Commissioner,

Greater Chennai corporation,

Ripon Building,

Chennai 600 003

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – Planning Permission is for the proposed construction of High Rise Building with 77.95m height consisting of Extended Double Basement floor + Stilt floor part/Ground floor part + 1st floor (Gym, Aerobics, Pre Function & Banquet Hall, Children's Play Area, & Indoor games, Home Theatre) 2nd floor + 23rd floor (6du in each floor) + 24th floor (4 du) totally 136 Dwelling units with swimming pool at terrace floor Residential building availing premium FSI with TOD benefit situated at Poonamallee High Road, Koyambedu, Chennai 600107, Comprised in S.No.169/1, 2, 3 & 4, As per Patta T.S. No. 4/3 & 5, Block No. 37 of Koyambedu village, Aminjikarai Taluk, Within the limits of Greater Chennai Corporation applied by M/s. Sunhera Realty Private Limited, Represented by its Authorized Signatory D. Vidya Sagar Reddy Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received in CMDA/PP/HRB/S/ 0465/2025, dated.17.06.2025
2. Minutes of the 282nd MSB Panel Meeting held on 24.07.2025.
3. This office letter even No., dated 28.07.2025 addressed to the applicant through online
4. NOC from DF&RS in letter R.Dis No. 8248/C1/2025, PP NOC No.120/2025, dated 27.06.2025.
5. Revised plan received through online on 19.08.2025
6. NOC from AAI in letter No. CHEN/SOUTH/B/062625 /1802981, dated 20.08.2025, valid up to 19.08.2033.
7. Environmental Clearance in file No. EC Identification No. EC25C3801TN5986464N, file No.12344, dated 12.09.2025
8. This office letter even No dated 04.09.2025 addressed to the Additional Chief secretary, H&UD Dept
9. This office letter even No., dated 01.09.2025 addressed to the applicant through online
10. Government letter (Ms) NO. 157 H & UD (UD I) Department, dated 10.10.2025
11. This office Letter even No, dated.15.10.2025.
12. The applicant letter dated 24.10.2025
13. Revised plan received online dated 25.11.2025.
14. OSR portion gifted to CMDA through gift deed document No.6693/2025, dated 17.12.2025 and UO note received from TDR/OSR/9936/2025, dated 19.12.2025
15. Applicant letter dated 26.12.2025 request for DRC utilisation for Premium FSI along with DRC utilisation application vide DRC No.153/2025 dated 01.12.2025 obtained from M/S. S.V. Global Mill Limited and DRC Certificated No.139/2025 dated 02.05.2025 obtained from K. Nirmala and M. Navarathan
16. U.O.Note received from TDR Division vide No.TDR/2242/2025 dated 13.01.2026.

17. Demand Advice sent to Applicant through Online 14.01.2026

18. Applicant Remittance of DC Payment through Online 14.01.2026.

19. The applicant letter dated 19.01.2026

The Planning Permission Application is for the proposed construction of High Rise Building with 77.95m height consisting of Extended Double Basement floor + Stilt floor part/Ground floor part + 1st floor (Gym, Aerobics, Pre Function & Banquet Hall, Children's Play Area, & Indoor games, Home Theatre) 2nd floor + 23rd floor (6du in each floor) + 24th floor (4 du) totally 136 Dwelling units with swimming pool at terrace floor Residential building availing premium FSI with TOD benefit situated at Poonamallee High Road, Koyambedu, Chennai 600107, Comprised in S.No.169/1, 2, 3 & 4, As per Patta T.S. No. 4/3 & 5, Block No. 37 of Koyambedu village, Aminjikarai Taluk, Within the limits of Greater Chennai Corporation is approved and forwarded to local body for issue of building permit. The planning permission Application received in the reference 1st cited has been examined and planning Permission issued based on the orders of Government letter in the reference 10th cited subject to the usual conditions put forth by CMDA in 17th reference cited including compliance of the conditions by other Government agencies in the reference 4th, 6th and 7th cited above.

The amendment to the Environmental Clearance (for proposal coverage) shall be furnished before issue of Completion certificate.

The applicant in the reference 18th cited has remitted the following charges vide receipt No. CMDA/PP/Ch/21479/2026, dated 14.01.2026.

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.74,247.00	CMDA/PP/Ch/18736/2025 & dt. : 16 June, 2025
II	Scrutiny Fees	Rs.37,088.00	CMDA/PP/Ch/19635/2025 & dt. : 19 August, 2025
III	Scrutiny Fees	Rs.14,882.00	CMDA/PP/Ch/20792/2025 & dt. : 25 November, 2025
IV	Balance Scrutiny Fees	Rs.10,000.00	CMDA/PP/Ch/21479/2026 & dt. : 14 January, 2026
V	Development charges for land per Sq. m.	Rs.28,365.00	CMDA/PP/Ch/21479/2026 & dt. : 14 January, 2026
VI	Development charges for building per Sq. m.	Rs.4,76,635.00	CMDA/PP/Ch/21479/2026 & dt. : 14 January, 2026
VII	Regularisation charge for land	Rs.5,75,000.00	CMDA/PP/Ch/21479/2026 & dt. : 14 January, 2026
VIII	Security Deposit for Building	Rs.72,70,000.00	CMDA/PP/Ch/21479/2026 & dt. : 14 January, 2026
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/21479/2026 & dt. : 14 January, 2026
X	I & A Charge	Rs.1,07,20,000.00	CMDA/PP/Ch/21479/2026 & dt. : 14 January, 2026
XI	Security Deposit for Septic Tank / STP	Rs.1,55,000.00	CMDA/PP/Ch/21479/2026 & dt. : 14 January, 2026
XII	Premium FSI Charges	Rs.45,39,479.00	CMDA/PP/Ch/21479/2026 & dt. : 14 January, 2026
XIII	Shelter Charges	Rs.3,33,72,000.00	CMDA/PP/Ch/21479/2026 & dt. : 14 January, 2026
XIV	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/21479/2026 & dt. : 14 January, 2026

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/0002/2026** dated **24/01/2026** in **Permit No. OL-02609** are sent herewith. The Planning Permission is valid for the period from **24/01/2026 to 23/01/2034**

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 valid
Name :B Babu HRB
Designation :Assistant Planner
Date :01/24/2026 5:54:20 PM

Name: B Babu HRB

Designation: Assistant Planner

Date: 24 January, 2026

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s. Sunhera Realty Private Limited,
Represented by its Authorized Signatory D. Vidya Sagar Reddy,
No.148 Ground floor, Acropolis, Dr. Radhakrishnan Road,
Mylapore, Chennai. 600 004.
Email: acropolis0077@gmail.com
Contact No: 9791008872

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

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

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

The Deputy Planner,
Enforcement Cell (North),
CMDA, Chennai 600008.
(With one set of approved plans)

The Director of Fire & Rescue Service PB No.776,
Egmore, Chennai – 600 008 (one set of approved plans)

Thiru. T. DINESH, B. Arch,
COA Reg. No. CA/2009/43967
N0. 10/1, 2n Street, Kasthuri Nagar, Avadi, Chennai-600 054.

Thiru. A.PERAMAIYAN, M.E.(Struct)
CMDA Reg. No. SE/Gr-I/2019/03/026,

No.162, Madha koil street, Thiruvalluvar Nagar,
Ayanavaram, Chennai- 6000023.

Thiru.G. MANOJ KUMAR,
Reg. No. GTE/2019/03/012,
Dr. Seethapathy Nagar, Velachery,
Chennai 600042.

Thiru.SARAVANA KUMAR, BE,
Regd. No. CE/ 2025/1/0100
No.6,Padmavathy illam,
Jothi Ramalingar street,
Kavarapalyam, Avadi, Tiruvallur-600054.

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

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.