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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/0065/2024** Date : 02/09/2024

To

The Commissioner,

St.Thomas Mount Panchayat Union,

Chitlapakkam, Chennai-600 064.

Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – Revised Planning Permission Application for the construction of High Rise Group Development consisting of Extended Combined Basement floor + Combined Stilt floor + Combined Podium for Block A3 & Block A4, Block A3: 1st floor to 21st floor with 166 Dwelling Units and Block A4: 1st floor to 21st floor with 294 Dwelling Units (Totally 460 Dwelling Units) with 66.0m height of Residential Building in the site comprising Completion Certificate issued Blocks viz: A1, A2, A6; Block A1 & A2 Typical: Combined Basement Floor + Combined Stilt Floor + Combined Podium with 1st Floor to 13th floor + 14th Floor part with each Block 110 dwelling units (Totally - 220 Dwelling Units), Block A6 (LIG Block): 1st Floor to 13th Floor + 14th Floor part with 192 Dwelling Units and Club House: 1st Floor to 3 Floors + 4th Floor part (Indoor games, Banquet Hall, Gym & Swimming pool at 4th Floor), Blocks B1 & B2 Typical: 1st Floor to 14th Floor part with 216 Dwelling Units (Totally - 628 Dwelling Units) with 2 commercial blocks - Totally 1088 Dwelling units (Proposed 460 Dwelling units + CC obtained 628 dwelling units) at Medavakkam – Mambakkam Road in S.No. 19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 of Vengaivasal Village, St.Thomas Mount Panchayat Union Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/065/2024 dated 30.01.2024.
2. Earlier, Planning Permission issued in No.C/PP/MSB-IT/33 (A to J) / 2013, vide Letter No. C3(S)/12498/2011, dated 28.06.2013.
3. Planning Permission renewed in PP.No. C/PP/MSB-IT/52 A To J /2016, vide letter No. EC/S-II/7510/2016 dated 22.09.2016
4. Planning Permission issued in No.C/PP/MSB/03 (A to J) / 2022, Permit No.14523 vide Letter No. C3(S)/045/2019, dated 28.01.2022.
5. 1st partial Completion Certificate issued in C.C. No.EC/SOUTH-II/278/2015, in Letter No.EC/SII/6017/2015 dated 19.6.2015.
6. 2nd partial Completion Certificate issued in C.C. No. EC/SOUTH – II/482/2015, in Letter No. EC/SII/13336/2015 dated 12.11.2015.
7. 3rd partial Completion Certificate issued in C.C. No. EC/SOUTH – II/250/2019, in Letter No. EC/SII/9144/2019 dated 20.09.2019.
8. NOC from AAI in Letter No. CHEN/SOUTH/B/ 092319/431337 & 92319/431338, dated 01.11.2019, valid up to 31.10.2027.
9. NOC from Police (Traffic) in letter Rc.No.Tr/License/669/ 13273/2020, dated 09.10.2020.
10. CMWSSB Letter No. CMWSSB/S.E.(North)MSB-1/2019, dated 08.09.2020.
11. Copy of Environmental Clearance vide letter No. SEIAA-TN/ F.No.7408/EC/8(a)/789/2021, dated 03.11.2021.
12. Minutes of the 274th MSB Panel meeting held on 01.02.2024.
13. This office letter even No. dated 13.02.2024 addressed to the Government.

14. The Government Letter (Ms) No.78, H&UD-1/2024, dated 13.03.2024.

15. Structural design vetted by IIT-Madras dated 02.04.2024.

16. DF&RS issued in letter K.Dis.No.3556/C1/2024 dated 06.05.2024, Amendment to the NOC issued in PP NOC No.39/2020.

17. This office online DC advice letter dated 01.08.2024.

18. Applicant remitted DC and other charges dated 02.08.2024.

19. Applicant letter dated 06.08.2024 furnished Earlier approved plan, Final letter and Permit in original.

20. This office letter even No.dated 27.08.2024 addressed to the Government

The Revised Planning Permission for the proposed construction of High Rise Group Development consisting of Extended Combined Basement floor + Combined Stilt floor + Combined Podium for Block A3 & Block A4, Block A3: 1st floor to 21st floor with 166 Dwelling Units and Block A4: 1st floor to 21st floor with 294 Dwelling Units (Totally 460 Dwelling Units) with 66.0m height of Residential Building in the site comprising Completion Certificate issued Blocks viz: A1, A2, A6; Block A1 & A2 Typical: Combined Basement Floor + Combined Stilt Floor + Combined Podium with 1st Floor to 13th floor + 14th Floor part with each Block 110 dwelling units (Totally - 220 Dwelling Units), Block A6 (LIG Block): 1st Floor to 13th Floor + 14th Floor part with 192 Dwelling Units and Club House: 1st Floor to 3 Floors + 4th Floor part (Indoor games, Banquet Hall, Gym & Swimming pool at 4th Floor), Blocks B1 & B2 Typical: 1st Floor to 14th Floor part with 216 Dwelling Units (Totally - 628 Dwelling Units) with 2 commercial blocks - Totally 1088 Dwelling units (Proposed 460 Dwelling units + CC obtained 628 dwelling units) at Medavakkam – Mambakkam Road in S.No. 19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 of Vengaivasal Village, St.Thomas Mount Panchayat Union has been examined and Planning Permission is issued based on the Government approval accoded in the reference 14th cited subject to the usual conditions put forth by CMDA in the reference 17th cited including compliance of conditions imposed by the Government agencies in the reference 8th to 11th & 16th 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.1,24,674.00	CMDA/PP/Ch/13062/2024 & dt. : 30 January, 2024
II	Scrutiny Fees	Rs.61,981.00	CMDA/PP/Ch/14526/2024 & dt. : 07 June, 2024
III	Balance Scrutiny Fees	Rs.50,000.00	CMDA/PP/Ch/15228/2024 & dt. : 02 August, 2024
IV	Development charges for building per Sq. m.	Rs.10,000.00	CMDA/PP/Ch/15228/2024 & dt. : 02 August, 2024
V	Security Deposit for Building	Rs.1,00,000.00	CMDA/PP/Ch/15228/2024 & dt. : 02 August, 2024
VI	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/Ch/15228/2024 & dt. : 02 August, 2024
VII	I & A Charge	Rs.25,000.00	CMDA/PP/Ch/15228/2024 & dt. : 02 August, 2024
VIII	Shelter Charges	Rs.2,75,000.00	CMDA/PP/Ch/15228/2024 & dt. : 02 August, 2024
IX	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/15228/2024 & dt. : 02 August, 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/0023/2024** dated **02/09/2024** in **Permit No. OL-01161** are sent herewith. The Planning Permission is valid for the period from **02/09/2024 to 01/09/2032**

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 Rural Panchayatis 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 OSR area I = 2639.00 Sq.m, OSR area II - 578.86 Sq.m, Totally 3217.86 Sq.m has already been gifted to CMDA through gift deed document No.3478/2013, dated 27.03.2013.

14. Link road portion of 7705 sq.m has been gifted to CMDA through gift deed document No. 3477/2013 in letter No. C3 (S)/12498/2011, dated 28.06.2013 in earlier planning permission No. C/PP/MSB-IT/33(A to J) 2013, dated 28.06.2013.

15. 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 thesatisfaction of Director of Fire and Rescue Service.

16. 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 hotwater 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 rooftop 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 tothe 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.

17. 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 in the reference cited abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI & IAF.

18. The applicant has furnished Structural drawings and report vetted by Anna University issued dated 02.04.2024 in the reference 15thcited.

19. 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.

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

21. 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.

22. 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.

23. 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.

Yours faithfully,

Signature valid
Name :Y Kaviya HRB
Designation :Assistant Planner
Date :09/03/2024 10:56:45 AM

Name: Y Kaviya HRB

Designation: Assistant Planner

Date: 03 September, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

P.Bhavani
No.802, 804, Anna Salai,
Nandanam, Chennai – 600 035.

The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008.

The Director,
Director of Fire and Rescue Service,

No.17, Rukumani Laksmipathy Salai,
Egmore, Chennai-600 008.

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 Chief Engineer,
TNEB, Chennai - 600 002.

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

Thiru.W.Anand,
Architect,
No.2/154, East Coast Road,
Injambakkam, Chennai - 600 115.

Thiru.A.Peramaiyan,
Structural Engineer,
New No.31, (Old No.14), Besant Avenue Road,
Adyar, Chennai - 600 020.

Thiru.R.Prabakaran,
Construction Engineer,
802, 804, Anna Salai, Nandhanam,
Chennai - 600 035.

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/HRB/S/0065/2024**

Planning Permission No. : **OL-PP/HRB/0023/2024**

Permit No. : **OL-01161** **Date of permit** : 02-09-2024

Name of Applicant with Address :	P BHAVANI 802, 804, 802, ANNA SALAI, NANDHANAM, Vengaivasal, -, Mobile No. :9840828818 Email ID :kalyanaraman.n@navins.in
Date of Application :	30/01/2024
Nature of Development : The Revised Planning Permission Application for the construction of High Rise Group Development consisting of Extended Combined Basement floor + Combined Stilt floor + Combined Podium for Block A3 & Block A4, Block A3: 1st floor to 21st floor with 166 Dwelling Units and Block A4: 1st floor to 21st floor with 294 Dwelling Units (Totally 460 Dwelling Units) with 66.0m height of Residential Building in the site comprising Completion Certificate issued Blocks viz: A1, A2, A6; Block A1 & A2 Typical: Combined Basement Floor + Combined Stilt Floor + Combined Podium with 1st Floor to 13th floor + 14th Floor part with each Block 110 dwelling units (Totally - 220 Dwelling Units), Block A6 (LIG Block): 1st Floor to 13th Floor + 14th Floor part with 192 Dwelling Units and Club House: 1st Floor to 3 Floors + 4th Floor part (Indoor games, Banquet Hall, Gym & Swimming pool at 4th Floor), Blocks B1 & B2 Typical: 1st Floor to 14th Floor part with 216 Dwelling Units (Totally - 628 Dwelling Units) with 2 commercial blocks - Totally 1088 Dwelling units (Proposed 460 Dwelling units + CC obtained 628 dwelling units)	
Site Address :	Medavakkam – Mambakkam Road in S.No. 19/6A1, 19/6A2, 19/6A3, 19/6B1, 19/6B2, 20/2B, 20/3, 20/4A, 20/4B, 20/4C, 20/5A1, 20/5A2, 20/5B1, 20/5B2, 37/6A, 37/6B, 37/7, 37/8, 37/9, 364/1B2, 365/1B1 of Vengaivasal Village, St.Thomas Mount Panchayat Union - Applied by Tmt.P.Bhavani (Executive Director), M/s. Navin Housing & Properties Pvt. Ltd.

Development Charge Paid in Rs : Rs.10,000.00/- (Rs. Ten Thousand Only)

Receipt No. : CMDA/PP/Ch/15228/2024 Date : 02 August, 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 01 September, 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,

Digitally signed by
YUVARAJ KAVIYA
Date: 2024.09.02
17:39:07 +05'30'

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.



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

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+91 9996 12 9996
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