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/N/0975/2025** Date : 04/07/2026

To

The Commissioner,

Greater Chennai Corporation,

Ripon Building,

Chennai – 600 003.

Sir,

Sub: CMDA – APU – HRB (S) - Planning Permission Application submitted for the Proposed construction of High Rise Building Consisting of Extended Basement floor (01) + Basement floor (02) for STP Pump room + Stilt floor (pt)/ Ground floor (Waiting lobby, Co-working space & Association room) + Mezzanine @ Ground floor (Kids play area, Creche, Multipurpose Hall, Indore Games, Home Theatre, Guest room, Association room) + 1st floor to 21st floor + 22nd floor part, 101 dwelling units Residential Building (Height 78.0m) with Refuge area, Unisex saloon/Spa & Gym at 18th floor and Open Swimming pool/change rooms & Pump room at 22nd floor part availing with Premium FSI at Plot No:1 to 12, Nelson Manickam Road, Vada Agaram, Chennai - 600 029 Comprised in T.S.No. 11/3, Block No.11, Vada Agaram Village, Aminjikarai Taluk within the limits of Greater Chennai Corporation applied by M/s. Rattha Realty and infrastructure Private Ltd rep by Aayush Ratha - Approved and forwarded to local body for issue of building permit – Regarding.

Ref:

1. Planning Permission Application Recevied in CMDA/PP/HRB/S/975/2026, dated 02.12.2025
2. NOC from DF&RS in letter PP NOC No.10/2026, dated 07.01.2026.
3. Minutes of the 285th MSB Panel Meeting held on 28.01.2026.
4. Earlier Planning Permission issued vide PP No. C/PP/MSB/14 A to K/1996, Permit No.19724 in letter No. C3/2878/1996, dated 26.04.1996.
5. NOC from AAI in letter No.CHEN/South/B/122425/2303749, dated 29.01.2026 valid up to 28.01.2034.
6. This office letter even No. dated 30.01.2026 addressed to the applicant.
7. Revised plan and required particulars uploaded on 16.02.2026 and letter dated 17.02.2026.
8. The applicant letter dated 17.02.2026 enclosing legal opinion from Government pleader.
9. This office letter even No., dated addressed to the Secretary, H&UD Dept, dated 20.02.2026
10. This office letter even No. dated 26.02.2026 addressed to the applicant.
11. Environmental clearance in file No.13143 dated.27.02.2026
12. The Government in Letter (Ms) No.76, H&UD (UDI) Dept. dated 06.03.2026.
13. NOC from DF&RS in letter PP NOC No.101/2026, dated 11.03.2026.
14. Particulars received from applicant letter dated.27.03.2026 & revised plan and particulars uploaded on 01.04.2026.
15. This office letter (DC advice) even No. dated 18.05.2026
16. Applicant Remittance of DC Payment through Online 06.06.2026
17. Particulars received from applicant letter dated.18.06.2026

The Planning Permission Application for the High Rise Building for the Proposed construction of High Rise Building Consisting of Extended Basement floor (01) + Basement floor (02) for STP Pump room + Stilt floor (pt)/ Ground floor (Waiting lobby, Co-working space & Association room) + Mezzanine @ Ground floor (Kids play area, Creche, Multipurpose Hall, Indore Games, Home Theatre, Guest room, Association room) + 1st floor to 21st floor + 22nd floor part, 101 dwelling units Residential Building (Height 78.0m) with Refuge area, Unisex saloon/Spa & Gym at 18th floor and Open Swimming pool/change rooms & Pump room at 22nd floor part availing with Premium FSI at Plot No:1 to 12, Nelson Manickam Road, Vada Agaram, Chennai - 600 029 Comprised in T.S.No. 11/3, Block No.11, Vada Agaram Village, Aminjikarai Taluk within the limits of Greater Chennai Corporation applied by M/s. Rattha Realty and infrastructure Private Ltd rep by Aayush Ratha has been examined and Planning Permission is issued based on the Government approval accorded in the reference 12th cited and subject to the conditions put forth by CMDA in the DC letter in the reference 15th cited and other conditions imposed in the NOC'S issued by Government agencies in the reference 4th, 5th , 11th and 13th cited.

The applicant has furnished the Environmental Clearance vide File No.13143 dated 27.02.2026. However, the Environmental Clearance mentions the proposal as comprising 21 floors, whereas the Planning Permission is being issued for Extended Basement floor (01) + Basement floor (02) for STP Pump room + Stilt floor (pt)/ Ground floor (Waiting lobby, Co-working space & Association room) + Mezzanine @ Ground floor (Kids play area, Creche, Multipurpose Hall, Indore Games, Home Theatre, Guest room, Association room) + 1st floor to 21st floor + 22nd floor part , 101 dwelling units Residential Building (Height 78.0m) with Refuge area, Unisex saloon/Spa & Gym at 18th floor and Open Swimming pool/change rooms & Pump room at 22nd floor part .The applicant, having furnished an undertaking in this regard, shall obtain and furnish the amended Environmental Clearance before applying for the Completion Certificate and shall strictly comply with all the conditions stipulated in the Environmental Clearance dated 27.02.2026 and the amended Environmental Clearance.

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.76,063.00	CMDA/PP/RC/0362/2025 & dt. : 02 December, 2025
II	Scrutiny Fees	Rs.33,433.00	CMDA/PP/Ch/21940/2026 & dt. : 15 February, 2026
III	Scrutiny Fees	Rs.13,896.00	CMDA/PP/Ch/22572/2026 & dt. : 29 March, 2026
IV	Balance Scrutiny Fees	Rs.10,000.00	CMDA/PP/RC/0176/2026 & dt. : 10 June, 2026
V	Development charges for land per Sq. m.	Rs.29,687.00	CMDA/PP/RC/0176/2026 & dt. : 10 June, 2026
VI	Development charges for building per Sq. m.	Rs.4,55,313.00	CMDA/PP/RC/0176/2026 & dt. : 10 June, 2026
VII	Regularisation charge for land	Rs.6,00,000.00	CMDA/PP/RC/0176/2026 & dt. : 10 June, 2026
VIII	Security Deposit for Building	Rs.67,35,000.00	CMDA/PP/RC/0176/2026 & dt. : 10 June, 2026
IX	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0176/2026 & dt. : 10 June, 2026
X	I & A Charge	Rs.1,05,60,000.00	CMDA/PP/RC/0176/2026 & dt. : 10 June, 2026
XI	Premium FSI Charges	Rs.46,11,10,000.00	CMDA/PP/RC/0176/2026 & dt. : 10 June, 2026
XII	Shelter Charges	Rs.3,60,33,000.00	CMDA/PP/RC/0176/2026 & dt. : 10 June, 2026
XIII	IDC - CMWSSB (For sewered area only)	Rs.1,14,57,000.00	CMDA/PP/RC/0176/2026 & dt. : 10 June, 2026
XIV	Flag Day Charge	Rs.500.00	CMDA/PP/RC/0176/2026 & dt. : 10 June, 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/0031/2026** dated **04/07/2026** in **Permit No. OL-03291** are sent herewith. The Planning Permission is valid for the period from **04/07/2026 to 03/07/2034**

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.

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 newbuilding 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 50Kilogram 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 & Environmental clearance. In this regard, the applicant has also furnished an undertaking in the reference 7th, 14th & 17 cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI & Environmental clearance.

16. Structural design report vetted by Prof. Dr. K.P Jaya ,Project Coordinator& Professor, Anna University ,Guindy, Chennai.

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. 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.

20. 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.

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.The applicant has to furnish the amended Environmental Clearance before applying for the Completion Certificate and shall strictly comply with all the conditions stipulated in the Environmental Clearance dated 27.02.2026 and the amended Environmental Clearance.

Yours faithfully,

Signature valid
Name :R Sivamani HRB
Designation :Assistant Planner
Date :07/07/2026 10:46:02 AM

Name: R Sivamani HRB

Designation: Assistant Planner

Date: 06 July, 2026

For

Member Secretary

CMDA

Encl :

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

Copy To:

M/s. Rattha Realty and infrastructure Private Ltd
rep by Aayush Rattha
No. 51, 6th Floor, Tower C, Tek Meadows,
OMR, Sholinganallur
Chennai- 600 119.

The Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Plot Nos.586,587& 588,
1st & 2nd Avenue, Anna Nagar East,
Chennai-600102.

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 (South),
CMDA, Chennai 600008.

The Director of Fire & Rescue Service,
PB No.776, Egmore, Chennai – 600 008

Mr. Vikram Vishwanath Desai, B.Arch.,
No. 206, 3rd Block, 4th D Cross, HRBR Layout,
Kalyan Nagar, Bengaluru,
Karnataka- 560 043.

Mr. A. Peramaiyan, M.E., (Struct.), M.I.E.,
New No.31, Besant Avenue Road,
Adyar, Chennai- 600 020.

Vasanthi Padmanaban,
Mars Synergy Geotech Pvt. Ltd.
No. 30/25, Throwpathy amman Koil Main Road,
Velachery, Chennai- 600 042.

Mr. Mohan. C (Construction Engineer)
No. 51, 6th floor, Tower C,
Tek Meadows, OMR, Sholinganallur,
Chennai- 600 119.

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.