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

BY REGISTERED POST WITH ACK-DUE

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

Letter No. C3(S)/9525/2016 **Dated: 22.11.2018**

To
The Commissioner,
Greater Chennai Corporation,
Chennai – 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission for the Proposed construction of Multistoried Building with Basement Floor + Stilt Floor + 8 Floors + 9th Floor (part) Office Purpose at Door No.13, Mount-Poonamallee Road, Nandambakkam, Chennai – 600 069 bearing S.Nos.33/2C2B, 2C2C and 3C2 of Nandambakkam Village applied by **Tvl.C.N.Raghavendran & C.R. Arvind** - Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Permission Application received in APU No. MSB /418/ 2016, dated.16.06.2016.
2. NOC from AAI in letter No.AAI/SR/NOC/RHQ, dated 09.10.2015.
3. The Tahsildar, Alandur in letter No.O.mu. No. 1877/ 2016/A1 dated 24.06.2016.
4. Minutes of the special sanction committee meeting held on 07.11.2016.
5. Minutes of the 234th MSB panel meeting held on 23.01.2017.
6. Applicant letter with revised plan dated 07.03.2017.
7. NOC from DF&RS in letter R.Dis No. 15720/C1/2016, PP.NOC No.17/2017, dated 22.03.2017.
8. This office letter addressed to the Government even No., dated 06.04.2017.
9. NOC from Police (Traffic) received in letter Rc.No.Tr/License / 475 /9962/2017, dated 30.06.2017.
10. The Government letter (Ms) No.133, H&UD (UD1)dept., dated 19.07.2017.
11. This office letter even No., addressed to SRO, Alandur dated 29.08.2017 to the.
12. SRO, Alandur in letter No.499/2017, dated 01.09.2017.
13. This office DC advice letter even No., dated 09.10.2017.

14. The Hon'ble High court order WMP No.31505/2017 in WP No.29245/2017dated 15.11.2017 with under taking deed furnished by applicant.
15. Applicant letter enclosed the undertakings dated 7.12.2017
16. NOC from PWD in Lr.No. DB/T5(3/F-014067 & 002303-Indundenation – Nandambakkam/2017/28.032018.
17. Applicant Letter enclosed Structural drawing vetted by PWD dated 18.06.2018, 25.07.2018 & 23.010.2018
18. G.O.(Ms) No.112, H&UD [UD1(2] Dept., dated 22.06.2017 and The Government letter No. TNRERA/261/2017, dated 09.08.2017
19. GO (Ms) No.135, H&UD (SC-12) Dept dated 21.07.2017
20. GO (Ms) No.85, H&UD (UD4(3)) Dept., dated 16.05.2017

* * *

The Planning Permission for the Proposed construction of Multistoried Building with Basement Floor + Stilt Floor + 8 Floors + 9th Floor (part) Office Purpose at Door No.13, Mount-Poonamallee Road, Nandambakkam, Chennai – 600 069 bearing S.Nos.33/2C2B, 2C2C and 3C2 of Nandambakkam Village has been examined and Planning Permission is issued based on the Government approval accorded in the reference 10th cited subject to the usual conditions put forth by CMDA in reference 13th cited, including compliance of conditions imposed by the Government agencies in the reference 2nd, 7th, 9th & 16th cited and **subject to compliance of the outcome of the writ petition filed by the applicant in WMP No.31505/2017 in WP No.29245/2017., dated 15.11.2017 relating to Shelter fee. To this effect an undertaking deed has been furnished by the applicant in the reference 14th cited.**

2. The applicant has remitted the following charges in letter dated 23.10.2017 vide Receipt No.B006064, dated 21.11.2017.

Sl.No	Charges/Fees/Deposits	Total Amount	Receipt No. & Date
i)	Development charge	Rs.4,40,000/- (Rupees Four Lakh and Forty Thousand Only)	Receipt No.B006064, dated 21.11.2017.
ii)	Balance Scrutiny fee.	Rs.20,000/- (Rupees Twenty Thousand only).	
iii)	Regularisation charges	Rs.3,10,000/-(Rupees Three Lakh and Ten Thousand Only)	
iv)	Open space reservation charges	Rs.55,30,000/-(Rupees Fifty Five Lakhs and Thirty Thousand Only)	
v)	Security Deposit for Building	Rs.60,00,000/- (Rupees Sixty lakhs only)	
vi)	Security Deposit for Display Board	Rs.10,000/-(Rupees Ten thousand only)	
vii)	Security Deposit for STP	Rs.2,01,000/-(Rupees Two Lakh and One Thousand only)	

viii)	Infrastructure & Amenities charges	Rs.75,50,000/- (Rupees Seventy Five lakhs and Fifty Thousand only)	Receipt No.B006064, dated 21.11.2017.
ix)	Shelter Fee	Rs.56,62,500/-(Fifty Six Lakhs Sixty Two Thousand and Five Hundred Only)	Interim order obtained.

3. The Applicant has also furnished an undertaking to abide by the terms and conditions put forth by Police (Traffic), DF&RS, CMWSSB, AAI & PWD and the conditions imposed by CMDA in the reference 13th cited.

4. 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 the satisfaction of Director of Fire and Rescue Service.

5. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. 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 harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Development Regulation and enforcement action will be taken against such development. The sewage Treatment plant should be maintained by the applicant / developer till handing over to the residents association.

6. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act 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 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 / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

7. 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 considers only the aspect 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.

8. As per G.O.Ms. No. 17 H & UD (UD-4(3) Department dated 05.02.2016, installation of the Solar Photo Voltaic Panel system shall be mandatory and the same shall be provided with minimum 1/3rd of the total Terrace area by the applicant.

9. The project 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, as per the Government orders in the reference 26th cited.

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

11. Applicant shall not commence construction without building approval from the local body concerned. Applicant also has to erect temporary lightning arrester during the entire construction phase of the project.

12. Two sets of approved plans numbered as **C/PP/MSB /47 (A to E)/2018, dated 22.11.2018** in **Planning Permit No. 11936** are sent herewith. The Planning Permit is valid for the period from **22.11.2018 to 21.11.2023.**

13. This approval is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

Yours faithfully,

22/11/18

For **PRINCIPALSECRETARY/**
MEMBER-SECRETARY

22-11-2018

Encl: 1) Two sets of approved plans
2) Two copies of Planning Permit

Copy to:

1.	**Tvl.C.N.Raghavendran & C.R. Arvind,** New No.6, Bishops garden, Off Greenways Road, Chennai - 600 028	
2.	**The Deputy Planner,** Enforcement Cell (South), CMDA, Chennai-600 008.	(With one set of approved plans)
3.	**The Director of Fire & Rescue Service** No.1, Greams Road, Chennai-600 006.	(With one set of approved plans)
4.	**The Additional Commissioner of Police (Traffic), Greater Chennai,** Vepery, Chennai-600 007.	
5.	**The Chief Engineer, CMWSSB,** No.1 Pumping Station Road, Chintadripet, Chennai-600 002.	
6.	**The Chief Engineer,** TNEB, Chennai-600 002.	
7.	**The Commissioner of Income Tax** No.108, Mahatma Gandhi Road, Nungambakkam, Chennai-600 034.	
8.	**Thiru A.Venkatakrishanan,** Architect **BY SPEED POST** Class 1- LS No.RA No.41, No.18, Third Seaward Road, Valmiki Nagar, Thiruvanmiyur, Chennai 600 041.	
9.	**Thiru. Er.N.Chandru,** Structural Engineer **BY SPEED POST** Licensed Surveyor No. 1806, Class – I, A 20, 100 Feet Road, Hindu Colony, Nanganallur, Chennai-600 061.	
10.	**Thiru.MuthuKumar,** Site Engineer, **BY SPEED POST** G-4, Darshan Flat, No.4, Mansa Garden, Urapakkam, Chennai 603 210.	

Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 11936

C|PP|MSB|47(AtoE)2018 Date of Permit. 22|11|2018

File No. C3(S)|9525|2016

Name of Applicant with Address. Thiru C.N. Raghavendran & C.R. Arvind 6/5/19. 6/5/19
~~Thiru C.N Raghavendran & C.R Arvind~~
New. No. 6. Bishops garden
off. Greenways Road,
Chennai. 600 028.

Date of Application. 16.6.2016

Nature of Development : ~~Layout/Sub-division of Land/~~Building cons-
truction/~~Change in use of Land/Building~~
Govt. Lr. MS. No 133. H&UD dept. dt. 19.7.2017.

Site Address. P.P. for proposed Construction of MSB with basement floor + Stilt floor + 8 floor + 9th floor (Part) office purpose at door. no. 13, Mound. poona mallee Road Nandambakkam Chennai. 600089. bearing S. no. 33/2C2B 2C2C and 3C2 of Nandambakkam Village.

Division No.

Development Charge paid Rs. 440000/- Challan No. B006064 Date. 21.11.2017

PERMISSION is granted to the ~~layout/sub-division of land~~/ building construction/~~change in use of land~~/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 1|11|2023

the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

22/11/18

For MEMBER SECRETARY

19/11/18

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN12/00064/2019		C3(S)/9525/2016 - 22/11/2018	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N12	N158	19/03/2019	19/03/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		C.N.RAGHAVENDRAN AND-C.R. ARAVIND, NEW NO:6, BISHOPS GARDEN OFF, GREENWAYS ROAD, CHENNAI- 600 028.	
மேம்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:13/11-G,Block No:-,Plot No:-, Survey No:33/2C2B,33/2C2C & 33/3C2, MOUNT POOTHAMALLI SALAI,MOUNT POOTHAMALLI SALAI,NANDAMBAKKAM,Nandambakkam, CHENNAI, 600069	
Building License Fees		1765000	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		1765600	

Amount (in words): Rupees Seventeen Lakhs Sixty Five Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 025372 Amount: 1981000 Rs. Date:14/03/2019 Bank:AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி முடிவு நாள் 18/09/2019 18/03/2021 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 18/09/2019

If Construction started Building Permit is valid up to 18/03/2021

19/3/19

Assistant Executive Engineer (T.P.)

19/3/19

Executive Engineer (T.P.)

19/03/19

ASV
Building the Future

17th October 2024

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
No. 1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai 600 008

Dear Sir,

Sub : Our Office / Commercial Building (Basement floor + Stilt + 1 Floor to 8 Floor + 9 Floor (Part)) at Old No. 11 G, New No. 13, Mount Poonamallee Road, Nandamabakkam, Chennai 600 069 in Old No. S.No. 33/2, 33/3, New in Survey Nos. 33/2C2B & 33/2C2C, Nandambakkam Village, Alandur Taluk, Kancheepuram District – Planning permission extended by 2 years – reg.

Ref : 1. Our CMDA Planning Permit No. C2/21614/2018, C/13149/IT/01 A to B/2021, Permit No. 13149 dated 05.01.2021.
2. G.O. (Ms.).No. 260, dated 16.12.2022 by Housing and Urban Development [UD4(1)] department

This is to inform that, our Original Planning Permit approval (Ref No. 1) is valid till 30.11.2023.

However, as per G.O.(Ms). No. 260, dated 16.12.2022 (Ref No.2) by the Housing and Urban Development Department, General and Common extensions of 2 years were granted to all planning permits accordingly, and our planning permit was extended till 31.11.2025.

While the above is for your kind information, we request you to do the needful at the earliest

Kindly do the needful at the earliest.

Thanking you,

Yours faithfully,

For **ASV CONSTRUCTIONS PVT LTD**

VAIBHAB B KAMDAR (POA)
Director

ABSTRACT

Urban Development – COVID 19 Lockdown period – Planning Permission approval obtained from 01.04.2014 to 31.03.2022 – Duration of Planning Permission extended by 2 years due to special circumstances - Notification – Orders – Issued.

Housing and Urban Development [UD4(1)] Department

G.O.(Ms).No.260 **Dated: 16.12.2022**
சுபகிருது வருடம், மார்கழி 1,
திருவள்ளுவர் ஆண்டு 2053

Read

ORDER:

The Notification appended to this order shall be published in the Tamil Nadu Government Gazette, Extraordinary, dated the 16th December, 2022:-

(BY ORDER OF THE GOVERNOR)

APOORVA
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Works Manager,
Government Central Press, Chennai – 600 001.
The Secretary to Governor,
Raj Bhavan, Chennai - 600 022.
The Additional Chief Secretary to Government,
Municipal Administration and Water Supply Department,
Chennai-600 009.
The Principal Secretary to Government,
Rural Development and Panchayat Raj Department,
Chennai-600 009.
The Principal Secretary to Government,
Revenue and Disaster Management Department,
Chennai-600 009.
The Secretary to Government,
Commercial Taxes and Registration Department,
Chennai-600 009.

The Secretary to Government,
Agriculture and Farmer's Welfare Department,
Chennai - 600 009.
The Member-Secretary,
Chennai Metropolitan Development Authority,
Chennai - 600 008.
The Director of Town and Country Planning,
Chennai-600 107.
Copy to:
The Special Personal Assistant to Hon'ble Minister for
Housing and Urban Development, Chennai- 600 009.
The Senior Principal Private Secretary to
Chief Secretary to Government, Chennai - 600 009.
The Private Secretary to Principal Secretary to Government,
Housing and Urban Development Department,
Chennai - 600 009.
The Housing and Urban Development (Budget/OP-1)
Department, Chennai-600 009.
Stock file/Spare Copy.

//FORWARDED BY ORDER//

16/12/22

SECTION OFFICER.

2.02
16/12/22

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 122 read with Section 113 of the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972), the Governor of Tamil Nadu, hereby relaxes the provision of section 50 as follows:-

AMENDMENT

"Considering the loss of construction period of 2 years due to COVID, the duration of planning permission for the buildings for which planning permission was accorded during the period from 01.04.2014 to 31.03.2022 is extended for a further period of 2 years".

APOORVA
PRINCIPAL SECRETARY TO GOVERNMENT

//True Copy//

16/12/22

SECTION OFFICER.

1.93
16/12/22

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.