



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



ANNEXURE

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

PERMIT No. 11116

C/PP/MSB/70 (A to N)/2016

File No. C3(S)/1848/2013

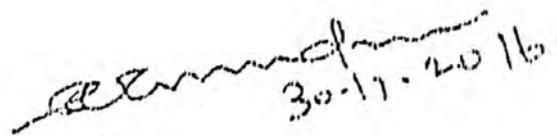
Date of Permit: 30.11.2016

The Executive Engineer, Tamil Nadu Housing Board,

Wood Working Unit Division,

Area Plans Unit – MSB(South) Division - Planning Permission
Application for the construction of **MIG Block I** : Stilt floor + 11
floors – Residential Building with 264 Dwelling units; **MIG Block –**
II : Stilt floor + 11 floors – Residential Building with 88 Dwelling
units; **MIG Block – III** : Stilt floor + 11 floors – Residential
Building with 154 Dwelling units; **LIG Block** : Stilt floor + 11 floors
Residential Building with 55 Dwelling units (**Totally 561**
Dwelling units) and **Shop cum Gym Block** : Ground floor + 1st
floor with Shop in Ground floor & Gym in 1st floor at Old Survey No.
337 (Part) and 340 (Part), R.S. No. 6, Block No. 129 of
Kodambakkam Village, Chennai, Anna Salai, K.K.Nagar Layout,
Wood Working unit site, Ashok Nagar, Chennai - applied by **The**
Executive Engineer, Tamil Nadu Housing Board, Wood
Working Unit Division, Chennai.

Permit Expires on 29.11.2019


30.11.2016



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை
Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்ட அனுமதி எண்/ Building Plan No		தீட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN10/00074/2017		C3(S)/1848/2015 - 30/11/2016	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N10	N132	21/02/2017	21/02/2017
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER TNHB WOOD WORKING UNIT DIVISION-K.K. NAGAR, CHENNAI 600078	
செயல்பாட்டு தன்மை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Block No:129,Plot No:-, ANNASALAI, K.K.NAGAR LAYOUT, WOOD WORKING UNIT SITE, ASHOK NAGAR, CHENNAI, 600083	
Building License Fees		4100000	
Regularisation Charges (penalty under section 244A)		819000	
Road cut charges - CMWSSB SEWERAGE		104000	
Road cut charges - CMWSSB, WATER		104000	
Road cut charges - TNEB		104000	
Scrutiny Fees		600	
மொத்தக் கட்டணம்/ Total (In Rs.)		5231600	

Amount (in words): Rupees Fifty Two Lakhs Thirty One Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 553069 Amount: 100 Rs. Date:01/02/2017 Bank:UNION BANK OF INDIA

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.

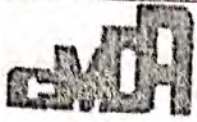
இந்த அனுமதி 20/08/2017 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 20/02/2019

This Sanction will expire if the construction is not started with in 20/08/2017

If Construction started Building Permit is valid up to 20/02/2019

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)



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)/1848/2015

Dated : 30.11.2016

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

Plg
28/12/16

Sir,

Sub: CMDA – Area Plans Unit - MSB (South) Division – Planning Permission Application for the construction of **MIG Block I** : Stilt floor + 11 floors – Residential Building with 264 Dwelling units; **MIG Block – II** : Stilt floor + 11 floors – Residential Building with 88 Dwelling units; **MIG Block – III** : Stilt floor + 11 floors – Residential Building with 154 Dwelling units; **LIG Block** : Stilt floor + 11 floors – Residential Building with 55 Dwelling units (**Totally 561 Dwelling units**) and **Shop cum Gym Block** : Ground floor + 1st floor with Shop in Ground floor & Gym in 1st floor at Old Survey No. **337** (Part) and **340** (Part), R.S. No. **6**, Block No. 129 of Kodambakkam Village, Chennai, Anna Salai, K.K.Nagar Layout, Wood Working unit site, Ashok Nagar, Chennai - applied by **The Executive Engineer, Tamil Nadu Housing Board**, Wood Working Unit Division, Chennai – Approved and forwarded to Local Body for issue of Building License – Reg.

- Ref**
1. Planning Permission Application received in APU No. MSB/2015/000024 dt.09.01.2015.
 2. Agenda and Minutes of 228th MSB Panel meeting held on 22.04.2015.
 3. Traffic Police NOC Letter Rc.No. Tr./License/162/5592/2015 dt.20.04.2015.
 4. This office letter even No. dt.08.05.2015 addressed to the Government.
 5. DF&RS NOC Letter R.Dis.No. 01583/C1/2015 PP.NOC.No.59/2015 dt.02.06.2015.
 6. IAF NOC Letter No. Air HQ/S 17726/ATS (Ty BM – MMCXXXVIII) dt.05.06.2015.
 7. Government Order (Ms) No. 81, H&UD (UD I) Department dt.10.06.2015.
 8. This office letter even No. dt.30.06.2015.
 9. This office letter even No. dt.01.07.2015 addressed to the Sub-Registrar, Ashok Nagar Sub Registrar Office, Ashok Nagar, Chennai – 600 083.
 10. The Sub-Registrar, Ashok Nagar SRO letter No.460/2015 dt.17.07.2015.
 11. This office DC advice Letter even No. dt.27.10.2015.
 12. Applicant Letter No. WWUDn/Plg/001/2012 dt.30.10.2015, 16.11.2015 & 25.02.2016.
 13. This office revised DC advice letter even No. dt.02.03.2016.

14. Applicant letter No. WWUDn/Plg/001/2012 dt.24.03.2016 (Remittance of DC charges)
15. This office letter even No. dt.04.04.2016.
16. Applicant letter No. WWUDn/Plg/001/2013 dt.12.05.2016.
17. AAI NOC Letter No. AAI/SR/NOC/RHQ/ Case No. MM:081/2015 dt.03.03.2015. (Requested Height : 38.90m)
18. Environmental Clearance (EC) Letter No. SEIAA/TN/F.3392/EC/ 8(a)/406/ 2015 dt.23.10.2015.
19. Applicant letter dt. WWUDn/Plg/001/2013 dt.25.05.2016.
20. OSR Gift Deed Doc. No. 1723/2016 dt.20.06.2016 & Land Delivery Receipt dt.25.07.2016.
21. This office letter even No. dt.17.10.2016.
22. Applicant letter dt. WWUDn/Plg/001/2012 dt.08.08.2016.
23. This office letter even No. 24.08.2016.
24. Applicant letter dt. WWUDn/Plg/001/2012 dt.31.08.2016 & 09.11.2016

The Planning Permission Application received in the reference 1st cited for the proposed construction of **MIG Block I** : Stilt floor + 11 floors – Residential Building with 264 Dwelling units; **MIG Block – II** : Stilt floor + 11 floors – Residential Building with 88 Dwelling units; **MIG Block – III** : Stilt floor + 11 floors – Residential Building with 154 Dwelling units; **LIG Block** : Stilt floor + 11 floors – Residential Building with 55 Dwelling units (**Totally 561 Dwelling units**) and **Shop cum Gym Block** : Ground floor + 1st floor with Shop in Ground floor & Gym in 1st floor at Old Survey No. **337** (Part) and **340** (Part), R.S. No. **6**, Block No. 129 of Kodambakkam Village, Chennai, Anna Salai, K.K.Nagar Layout, Wood Working unit site, Ashok Nagar, Chennai - applied by **The Executive Engineer, Tamil Nadu Housing Board**, Wood Working Unit Division, Chennai has been examined and Planning Permission issued based on the Government approval accorded in the reference 7th cited subject to the usual conditions put forth by CMDA including compliance of conditions imposed by the Government agencies in the references 3rd, 5th, 6th, 17th & 18th cited and subject to the condition that **the applicant has to furnish Gazette Notification for the Government Order (Ms) No. 81, H&UD (UD I) Department dt.10.06.2015 before issue of Completion Certificate.**

2. The applicant in the reference 21st cited has remitted the following charges:

Sl. No	Charges	Receipt No. & Date	Amount
1.	Development Charges	B00792 dt.24.03.2016	Rs.7,50,000/- (Rupees Seven lakh and fifty thousand only)
2.	Scrutiny fee		Rs.85,000/- (Rupees Eighty five thousand only)
3.	I&A Charges		Rs.1,57,75,000/- (Rupees One crore fifty seven lakh and seventy five thousand only)
4.	Premium FSI Charge		Rs.12,42,50,000/- (Rupees Twelve crore forty two lakh and fifty thousand only)

27
3. The applicant has also furnished a Demand Draft for a sum of **Rs.57,85,000/-** (Rupees Fifty seven lakh and eighty five thousand only) vide DD.No. 532842 drawn at Union Bank, Chamiers Road Branch, Chennai in favour of Managing Director, CMWSSB towards Infrastructure Development Charge.

4. The applicant has 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, Traffic Police, and CMWSSB in letter dt.09.11.2016 cited in the reference 24th cited.

5. The Applicant 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 for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10(ten) 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 plan and violation of Development Regulations and enforcement action will be taken against such development.

6. 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 / 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 sufficiency as well as for supervision in the prescribed formats.

8. 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.

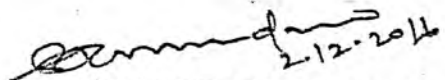
Any person who acquires interest in the property shall ensure independently about ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide 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.

9. As per the **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 $1/3^{rd}$ of the total Terrace area by the applicant. Also, Temporary lightning arrestor must be erected before commencement of the construction and maintained properly during the entire construction period and regular lightning arrestor is erected.

10. Two sets of approved plans numbered as **C/ PP/ MSB/70 (A to N)/2016** dated **30.11.2016** in **Planning Permit No. 11116** are sent herewith. The Planning Permit is valid for the period from **30 .11.2016** to **29.11.2019**.

11. 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,


for **MEMBER-SECRETARY**


2-12-2016

Encl:

- 1) Two sets of approved plans
- 2) Two copies of Planning Permit

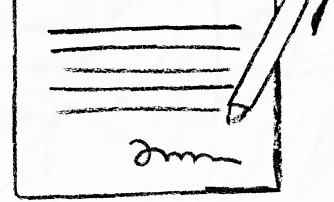
Copy to:

1. **The Executive Engineer,**
Tamil Nadu Housing Board,
Wood Working Unit Division,
K.K.Nagar, Chennai – 600 078.

2. **The Deputy Planner,**
Enforcement Cell (South), CMDA,
Chennai-600 008. (With one set of approved plans)

3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai-600 034.

4. **The Director of Fire & Rescue Service** (With one set of approved plans)
Greaves Road, Chennai-600 006.
5. **The Chief Engineer, CMWSSB,**
No.1 Pumping Station Road, Chintadripet,
Chennai-600 002.
6. **The Additional Deputy Commissioner
of Police (Traffic),**
Vepery, Chennai-600 007.
7. **The Chief Engineer,**
TNEB, Chennai-600 002.
8. **Thiru. RAA.Laxhminaraayan, B.Arch.,**
Registered Architect,
CA : /2009/44425
No.2, AKM Rajam Complex,
Opposite to Fairlands Murugan Kovil,
Kammakodi Street, Fairlands,
Salem – 636016.
Phone No. 0427-3011666
9. **Thiru.R.Suresh, M.Tech**
Structural Design Engineer,
Nandanam, Chennai – 600 035.
10. **Thiru.G.Manjunathan (Site Engineer)**
Assistant Executive Engineer,
Wood Working Unit Division,
K.K.Nagar, Chennai – 600 078.



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



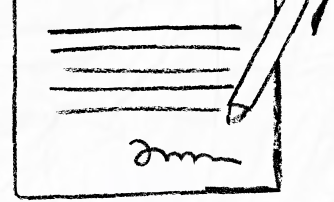
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate