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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

Letter No. CMDA/PP/HRB/S/0175/2022

Dated : 24.11.2022

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

Sir,

Sub : CMDA – APU – HRB (South) Division – Planning Permission is for the proposed construction of High Rise Building (HRB) with 47.22m height consisting of Extended Double Basement floor + Stilt floor + 14 floors Residential Building with 95 dwelling units; Gym, Multi Purpose Hall & Indoor Games at 14th floor level and open swimming pool at terrace level availing **Premium FSI** at New No.34 (Pt), Old No.71 (Pt), Velachery Road and Five Furlong Road, Guindy, Chennai 600032 in Old Survey No. 76 & 77(Pt), R.S.No.76/2(Pt) & 77(Pt), T.S.No.9/4, Block No.16 of Velachery village within the limit of Greater Chennai Corporation applied by M/s.SAS Realtors Private Limited, Represented by its Authorized Signatory Thiru.T.V.Sathia Narayana - Approved and forwarded to local body for issue of building license - Regarding.

- Ref : 1) Planning Permission Application received in the SBC No. CMDA/PP/HRB/S/0175/2022, dated 18.03.2022.
- 2) NOC from AAI issued in NOC ID:CHEN/SOUTH/B/102919/433242, dated 25.11.2019, valid upto 24.11.2027.
- 3) NOC from IAF issued in AFSTAM/5218/1/ATC dated 04.01.2022.
- 4) NOC from DF&RS issued in R.Dis No.2832/C1/2022, PP NOC No.27/2022, dated 01.04.2022.
- 5) Amendment to NOC from DF&RS issued in K.Dis.No.5588/C1/2022 dated 13.05.2022.
- 6) NOC from Police (Traffic) issued in letter No.Rc.No.Tr./License/207/7472/2022 dated 24.05.2022.
- 7) Minutes of 265th MSB Panel meeting held on 25.05.2022.
- 8) This office online letter even No. dated 08.06.2022.
- 9) Environmental Clearance (EC) from SEIAA issued in Letter No. SEIAA-TN/F-No.9038/EC/8(a)/843/2022 dated 14.06.2022.
- 10) Structural design drawing & report vetted by PWD on 20.06.2022.
- 11) Your letter dated 26.06.2022 & 22.06.2022.
- 12) Minutes of 3rd HRB Committee meeting held on 07.07.2022.
- 13) This office DC Advice Letter even No. dt.30.08.2022.

- 14) Street Alignment Portion Gifted to CMDA through Registered Gift Deed Doc. No. 7597/2022 dt.21.09.2022 vide Land Delivery Receipt dt.23.09.2022.
- 15) Applicant letter dt.21.09.2022, 28.09.2022 & 03.10.2022.
- 16) This office Revised DC Advice Letter even No. dt.14.10.2022.
- 17) Applicant Letter dt.31.10.2022 along with in-situ DRC Utilization Application.
- 18) This office Revised DC advice Letter even No. dt.14.11.2022.
- 19) Applicant letter dt.16.11.2022 (Remittance of DC & other charges along with undertaking).

The Planning Permission is for the proposed construction of High Rise Building (HRB) with 47.22m height consisting of Extended Double Basement floor + Stilt floor + 14 floors Residential Building with 95 dwelling units; Gym, Multi Purpose Hall & Indoor Games at 14th floor level and open swimming pool at terrace level availing Premium FSI at New No.34 (Pt), Old No.71 (Pt), Velachery Road and Five Furlong Road, Guindy, Chennai 600032 in Old Survey No. 76 & 77(Pt), R.S.No.76/2(Pt) & 77(Pt), T.S.No.9/4, Block No.16 of Velachery village within the limit of Greater Chennai Corporation applied by M/s.SAS Realtors Private Limited, Represented by its Authorized Signatory Thiru.T.V.Sathia Narayanahas been examined and Planning Permission is issued based on the Recommendations of 3rd HRB Committee meeting held on 30.08.2022 in the reference 12th 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, 3rd, 4th, 5th, 6th & 9th cited.

2. The applicant in the reference 19th cited has remitted the following charges vide Receipt No. B0022432 dt.16.11.2022:

Sl. No.	Charges	Amount
1)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.3,45,000/- (Rupees Three Lakh and fourty five thousand only)
2)	Balance Scrutiny fee	Rs.15,000/- (Rupees Fifteen thousand only)
3)	Regularisation Charges	Rs.4,80,000/- (Rupees Four lakh and eighty thousand only)
4)	OSR Charges	Rs.3,25,90,000/- (Rupees Three crore twenty five lakh and ninety thousand only)
5)	Security Deposit for Building	Rs.47,10,000/- (Rupees Forty seven lakh and ten thousand only) (The applicant has furnished Bank Guarantee)
6)	Security Deposit for Display Board	Rs.10,000/- (Rupees Ten thousand only)
7)	Security Deposit for STP	-Nil-
8)	Premium FSI Charge - Total Premium FSI Charge: Rs.20,98,20,000/- - Rs.18,43,08,396/- Adjusted in DRC No. 107/2022 dt.27.10.2022	Rs.2,55,11,604/- (Rupees Two crore fifty lakh eleven thousand six hundred and four only)

9)	Infrastructure & Amenities charges	Rs.68,90,000/- (Rupees Sixty eight lakh and ninety thousand only)
10)	Shelter Fee Charges	Rs.1,45,60,000/- (Rupees One crore forty five lakh and sixty thousand only)
11)	MIDC	Rs.54,80,000/- (Rupees Fifty four lakh and eighty thousand only)
12)	Flag day	Rs.500/- (Rupees Five hundred only)

2. The applicant has furnished Bank Guarantee vide B.G. No. PBGI00912200116 dt.29.09.2022 for a sum of **Rs.47,10,000/-** (Rupees Fourty seven lakh and ten thousand only) towards Security Deposit for Building issued by RBL Bank, Sai Kalyani Towers, Old Door No. 105, New Door No. 56, G.N.Chetty Road, T.Nagar, Chennai – 600 017.

3. The applicant has adjusted an amount of **Rs.18,43,08,396/-** (Rupees Eighteen lakh forty three lakh, eight thousand three hundred and ninety six only) towards Premium FSI charge by fully utilizing DRC No. 107/2022 dt.27.10.2022.

4. The applicant has Gifted the Street Alignment portion measuring 946.50 Sq.m. for Velachery Road through Registered Gift Deed Doc. No. 7597/2022 dt.21.09.2022 and Land delivered on 23.09.2022.

5. The Applicant has also furnished an undertaking in the reference 19th cited to abide by the terms and conditions put forth in the NOC's issued by AAI, IAF, DF&RS, Police (Traffic), Environmental Clearance (EC) and the conditions imposed by CMDA in the reference 13th cited.

6. 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.

7. 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.

8. 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.

However, the applicant has furnished the Structural design Drawings & Report vetted by PWD as in the reference 10th cited.

9. 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. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

10. 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.

11. Applicant has to erect a temporary lightning arrester during the entire construction phase of the project.

12. 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 new building shall also have open space on the roof top 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 heating 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 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.

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13. 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.

14. 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.

15. The partial refund of Security Deposit will not be considered for issuance of Partial Completion certificate.

16. 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.

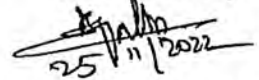
17. CCTV Camera to be installed at regular interval of 50.00 m along the road which is abutting the site boundaries before issue of Completion Certificate. In this regard the applicant has furnished an undertaking.

18. 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.

19. Two set of plans for the proposed development is approved and numbered as **PP/HRB/50/2022/AtoE dated 24.11.2022** in Planning Permit No. **14570** are sent herewith. The Planning Permit is valid for the period from **24.11.2022 to 23.11.2030**.

20. 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


25/11/2022

for Member Secretary


25/11/22

End :

1. Two copies of Approved Plan
2. Two copies of Planning Permission

Copy to:

1. **M/s.SAS Realtors Pvt Ltd.,**

Represented by its Authorized Signatory Thiru.T.V.Sathia Narayana
No.3, Mangesh Street,
T.Nagar, Chennai – 6000 17.

2. **The Deputy Planner,**
Enforcement Cell (South),
CMDA, Chennai 600008.
(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 – 600007.
5. **The Chief Engineer**
TNEB, Chennai – 600002.
6. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai – 600034.
7. **The Chairperson**
Tamil Nadu Real Estate Regulatory Authority,
No.1A, Gandhi Irwin Bridge Road,
Egmore, Chennai 600008.
(With one set of approved plans)
8. **Thiru.A.Venkatakrishnan B.Arch.,**
No.18, 3rd Seaward Road, Valmiki Road,
Thiruvannamiyur, Chennai – 600
9. **Thiru.N.Chandru, M.E., M.I.E.,**
No.A-20, 100 feet Road, Indu colony,
Nanganallur, Chennai – 600 061
10. **Thiru.R.Raju**
No.36/22, MariyammanKoil Street,
Pennadam Post, Tittakudi Taluk,
Cuddalore – 606 105

Chennai Metropolitan Development Authority

PLANNING PERMIT

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

PERMIT No. 14570

Date of Permit 24/11/2022.

PP/HRB/50/2022/AGE

M/s. SAS Realtors Pvt Ltd,
Represented by its Authorized
Signatory.

File No. CMDA/PP/HRB/S/0175/2022. Thiru. T.V. Sathia Narayana
No. 3. Mangesh Street,
T. Nagar, Chennai 600 017.

Name of Applicant with Address

3rd HRB Committee meeting
held on 7.7.2022.

Date of Application 18.03.2022.

Nature of Development : Layout/Sub-division of Land/Building construction/
Charge in use of Land/Building

Site Address As per Annexure Enclosed.

Division No.

Development Charge paid Rs. 3,45,000/- Challan No. B0022432 Date 16.11.2022.

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 23/11/2023 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.

For MEMBER SECRETARY

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ANNEXURE

Chennai Metropolitan Development Authority

Permit No. 14570

PP/HRB/50/2022/A to E,

File No. CMDA/PP/HRB/S/0175/2022 dated .11.2022

CMDA – Area Plans Unit - HRB (South) Division – Planning
Permission for the proposed construction of High Rise Building
(HRB) with 47.22m height consisting of Extended Double Basement
floor + Stilt floor + 14 floors Residential Building with 95 dwelling
units; Gym, Multi Purpose Hall & Indoor Games at 14th floor level
and open swimming pool at terrace level availing Premium FSI at
New No.34 (Pt), Old No.71 (Pt), Velachery Road and Five Furlong
Road, Guindy, Chennai 600032 in Old Survey No. 76 & 77(Pt),
R.S.No.76/2(Pt) & 77(Pt), T.S.No.9/4, Block No.16 of Velachery
village within the limit of Greater Chennai Corporation applied by
M/s. SAS Realtors Private Limited, Represented by its Authorized
Signatory Thiru.T.V.Sathiyanaarayana

For MEMBER SECRETARY

S.S.
24/11/22



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

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

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN13/00370/2022		CMDA/PP/HRB/S/0175/2022- 24/11/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N174	05/12/2022	28/11/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SAS REALTORS PVT LTD-REP. BY ITS AUTHORIZED SIGNATORY T.V. SATHIA NARAYANA, No:3,MAHESH STREET, T.NAGAR, CHENNAI 600017.	
சேவையளிக்கும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:OLD:71(PT), NEW:34(PT),Block No:16,Survey No:T.S.No:9/4, FIVE FURLONG ROAD& Velachery Main Road, Velachery, Velachery, Velachery, Chennai, 600032	
Building License Fees		2596900	
Road cut charges - CMWSSB SEWERAGE		132300	
Road cut charges - CMWSSB, WATER		132300	
Road cut charges - TNEB		132300	
Scrutiny Fees		600	
Street Alignment Charges		1711300	
Workers Welfare Board		3147600	
மொத்தக் கட்டணம்/ Total (In Rs.)		7853300	

Amount (in words): Rupees Seventy Eight Lakhs Fifty Three Thousands Three Hundred Only

Payment Details:

DD Number: 485938

Amount 7853300
(In Rs.):

Date: 02/12/2022

Bank: RATNAKAR BANK LTD

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

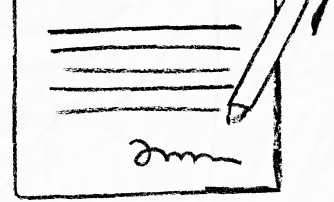
அனுமதி கால முடிவு 04/12/2027

Permit Valid upto 04/12/2027



Digitally Signed by K
Sundararajan
Date: 05-Dec-2022 (13:29:28)

Executive Engineer (T.P.)



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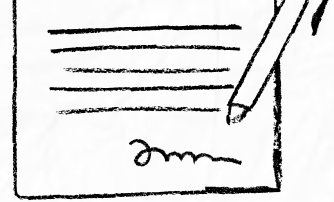
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Vastu & Property Management Tools

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

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