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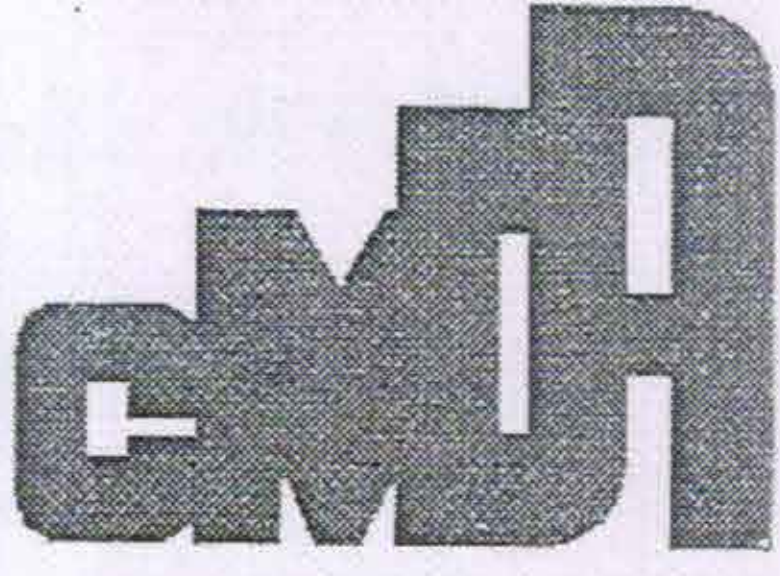
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**CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY**

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road,

Egmore, Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)

Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No. CMDA/PP/HRB/S/0592/2021**

**Dated :31.07.2023**

To

**The Commissioner,**

Tambaram Municipal Corporation,

Chennai 600 045.

Sir,

Sub : CMDA – APU – HRB (South) Division –Planning Permission Application for the proposed construction of High Rise Building for Residential Development comprising 8 Blocks; **Combined extended Second Basement floor for Block E & F; Combined extended First Basement Floor for Block A & B And C To G (LIG); Combined Stilt floor for Block A & B and C to G (LIG); Combined 1st Floor (Parking) for Block A & B For Parking;** **Block-A:** Single Basement floor + Stilt floor + 1st floor (Parking) + 2nd floor to 16th Floor with 50.15m Height - Residential Building with 90 Dwelling Units; **Block-B:** Single Basement floor + Stilt floor + 1st floor (Parking) + 2nd floor to 16th floor with 50.15m Height - Residential Building With 120 Dwelling Units; **Block -C:** Single Basement floor + Stilt floor + 17 floors with 53.10m Height - Residential Building With 136 Dwelling Units; **Block-D:** Single Basement floor + Stilt floor + 17 floors with 53.10m Height - Residential Building With 136 Dwelling Units; **Block-E:** Double Basement floor + Stilt floor + 17 floors with 53.10m Height - Residential Building with 136 Dwelling Units; **Block-F:** Double Basement Floor + Stilt Floor + 18 Floors with 56.05m Height - Residential Building With 144 Dwelling Units; **Block-G (LIG):** Single Basement Floor + Stilt Floor + 18 Floors with 56.05m Height - Residential Building With 162 Dwelling Units(**Totally 924 Dwelling Units**) and **Block-H (Club House) (NHRB):** Ground Floor + 2 Floors with 17.10 Height for Super Market, Banqueted Hall, Gym, Indoor Games, Spa, Badminton Court at Mmrd Road, ZaminPallavaram, Chennai in Survey No. 108/1, 108/2, 109/2A5B, 109/2A5, 109/5, 109/6, 112/4B1B, 112/4B1C, 112/4B1E, 112/4B1D, 112/4B2, 112/4B3, 112/5A, 112/5B, 112/6, 123/5B, 123/6B, 123/7, 124/5, 124/6A, 124/6B, 124/6C, 125/10, T.S.No.22/4-1A, 22/4-1B, 22/5A, 22/5B, 22/B-2, 23/2A2, 23/3, 23/4, 23/5, 24/5, 24/6-1, 24/6-2, 24/6-3, 27/13A2, Block No.25, Ward - C & T.S.No.31, 33/1, 33/2, 34, 61/2, 92, Block No.26, Ward - C of **ZaminPallavaram Village**, Pallavaram Taluk within the limit of Tambaram Corporation applied by **M/s.NCC Urban Infrastructure Limited** Represented by its Authorized signatory Thiru.S.Seshadri- Approved and forwarded to local body for issue of building license - Regarding.

Ref : 1) Planning Permission Application received in the APU No. CMDA/PP/HRB/S/0592/2021 dated 11.10.2021

- 2) NOC from IAF in No. TC/14758/2/ATC (Ty BM-DCCXL), dated 20.07.2020
- 3) NOC from AAI in NOC ID No. CHEN/SOUTH/B/030220/451129, dated 20.04.2020 for Block-A
- 4) NOC from AAI in NOC ID No. CHEN/SOUTH/B/022420/450608, dated 20.04.2020 for Block-B
- 5) NOC from AAI in NOC ID No. CHEN/SOUTH/B/022420/450609, dated 20.04.2020 for Block-C
- 6) NOC from AAI in NOC ID No. CHEN/SOUTH/B/022420/450611, dated 20.04.2020 for Block-D
- 7) NOC from AAI in NOC ID No. CHEN/SOUTH/B/022420/450615, dated 20.04.2020 for Block-E
- 8) NOC from AAI in NOC ID No. CHEN/SOUTH/B/022420/450616, dated 20.04.2020 for Block-F
- 9) NOC from AAI in NOC ID No. CHEN/SOUTH/B/030220/451131, dated 20.04.2020 for Block-EWS
- 10) NOC from AAI in NOC ID No. CHEN/SOUTH/B/022420/450618, dated 02.03.2020 for Club House
- 11) Road status Certificate from Commissioner/Tambaram Municipality in ந.க.எண்.4157/2021/எப்1, நாள்:07.12.2021
- 12) NOC from DF&RS in R.Dis.No.8524/C1/2022, PP NOC No.92/2022, dated 30.06.2022, 12.07.2022, 02.08.2022 & 08.08.2022
- 13) NOC from Police (Traffic) in K1/277/5797/2022, NOC No.43/2022, dated 10.08.2022
- 14) Minutes of 267<sup>th</sup> MSB Panel meeting held on 17.10.2022.
- 15) Minutes of 5<sup>th</sup> HRB Committee Meeting held on 03.11.2022.
- 16) This office DC advice Letter even No. dt.17.12.2022.
- 17) WRD NOC Letter No. DB/T5(3)/F-007496 NOC – ZaminPallavaram village/2022 dt.09.12.2022.
- 18) Applicant letter dt.06.03.2023 (Remittance of DC & other charges)
- 19) Applicant letter dt.13.04.2023 (Enclosing Structural design and drawing vetted by PWD)
- 20) Applicant letter dt.17.04.2023 (Enclosing Undertakings).
- 21) Environmental Clearance issued in Letter SEIAA-TN/F.No.9112/EC/8(a)/865/2022 dt.26.08.2022.
- 22) OSR Area Gift Deed Doc. No. 5349/2023 dt.29.05.2023 & Land Delivery Receipt dt.06.07.2023.
- 23) Access Road to OSR Area Gift Deed Doc. No. 5350/2023 dt.29.05.2023 & Land Delivery Receipt dt.06.07.2023.

The Planning Permission Application is for the proposed construction of High Rise Building for Residential Development comprising 8 Blocks; **Combined extended Second Basement floor for Block E & F; Combined extended First Basement Floor for Block A & B And C To G (LIG); Combined Stilt floor for Block A & B and C to G (LIG); Combined 1st Floor (Parking) for Block A & B For Parking; Block-A : Single Basement floor + Stilt floor + 1st**

floor (Parking) + 2nd floor to 16th Floor with 50.15m Height - Residential Building with 90 Dwelling Units; **Block-B**: Single Basement floor + Stilt floor + 1st floor (Parking) + 2nd floor to 16th floor with 50.15m Height - Residential Building With 120 Dwelling Units; **Block - C** : Single Basement floor + Stilt floor + 17 floors with 53.10m Height - Residential Building With 136 Dwelling Units; **Block-D**: Single Basement floor + Stilt floor + 17 floors with 53.10m Height - Residential Building With 136 Dwelling Units; **Block-E**: Double Basement floor + Stilt floor + 17 floors with 53.10m Height - Residential Building with 136 Dwelling Units; **Block-F**: Double Basement Floor + Stilt Floor + 18 Floors with 56.05m Height - Residential Building With 144 Dwelling Units; **Block-G (LIG)**: Single Basement Floor + Stilt Floor + 18 Floors with 56.05m Height - Residential Building With 162 Dwelling Units (**Totally 924 Dwelling Units**) and **Block-H (Club House) (NHRB)**: Ground Floor + 2 Floors with 17.10 Height for Super Market, Banqueted Hall, Gym, Indoor Games, Spa, Badminton Court at Mmrd Road, ZaminPallavaram, Chennai in Survey No. **108/1, 108/2, 109/2A5B, 109/2A5, 109/5, 109/6, 112/4B1B, 112/4B1C, 112/4B1E, 112/4B1D, 112/4B2, 112/4B3, 112/5A, 112/5B, 112/6, 123/5B, 123/6B, 123/7, 124/5, 124/6A, 124/6B, 124/6C, 125/10, T.S. No. 22/4-1A, 22/4-1B, 22/5A, 22/5B, 22/B-2, 23/2A2, 23/3, 23/4, 23/5, 24/5, 24/6-1, 24/6-2, 24/6-3, 27/13A2, Block No.25, Ward - C & T.S. No. 31, 33/1, 33/2, 34, 61/2, 92, Block No.26, Ward - C of ZaminPallavaram Village, Pallavaram Taluk within the limit of Tambaram Corporation applied by M/s.NCC Urban Infrastructure Limited** Represented by its Authorized signatory Thiru.S.Seshadrihas been examined and Planning Permission is issued based on the approval of 5<sup>th</sup>HRB Committee accorded in the reference 15<sup>th</sup> cited subject to the usual conditions put forth by CMDA in reference 16<sup>th</sup> cited, including compliance of conditions imposed by the Government agencies in the reference 2<sup>nd</sup> to 13<sup>th</sup>, 17<sup>th</sup> & 21<sup>st</sup> cited.

2. The applicant in the reference 18<sup>th</sup> cited has remitted the following charges vide Receipt No. B0023025, dt.06.03.2023:

| Sl. No. | Charges                                | Amount                                                                             |
|---------|----------------------------------------|------------------------------------------------------------------------------------|
| 1.      | Development charge for land & Building | <b>Rs.20,30,000/-</b> (Rupees Twenty lakh and thirty thousand only)                |
| 2.      | Balance Scrutiny Fee                   | <b>Rs.1,00,000/-</b> (Rupees One lakh only)                                        |
| 3.      | Regularisation Charge                  | <b>Rs.32,85,000/-</b> (Rupees Thirty two lakh and eighty five thousand only)       |
| 4.      | OSR Charge                             | <b>Nil</b>                                                                         |
| 5.      | Security Deposit for Building          | <b>B.G. furnished</b>                                                              |
| 6.      | Security Deposit for STP               | <b>Rs.9,65,000/-</b> (Rupees Nine lakh and sixty five thousand only)               |
| 7.      | Security Deposit for Display Board     | <b>Rs.10,000/-</b> (Rupees Ten Thousand Only)                                      |
| 8.      | MIDC Charges (for CMWSSB)              | <b>Nil</b>                                                                         |
| 9.      | Infrastructure & Amenities Charges     | <b>Rs.4,01,35,000/-</b> (Rupees Four crore one lakh and thirty five thousand only) |
| 10.     | Shelter charges                        | <b>Nil</b>                                                                         |
| 11.     | Premium FSI Charges                    | <b>Nil</b>                                                                         |
| 12.     | Flag Day Fee.                          | <b>Rs.500/-</b> (Rupees Five hundred only)                                         |

3. The applicant in the reference 18<sup>th</sup> cited has furnished Bank Guarantee for a sum of Rs.2,78,35,000/- (Rupees Two crore seventy eight lakh and thirty five thousand only) in lieu of Security Deposit for Building vide B.G. No. 23721BG000038 dt.28.02.2023 valid upto 27.02.2029 issued by M/s.Karnataka Bank Ltd, United India colony, Kodambakkam Branch, Chennai.

4. The applicant has Gifted OSR area measuring 3347.47 Sq.m. through registered Gift Deed Doc. No. 5349/2023 dt.29.05.2023 and Access Road to OSR area measuring 497.00 Sq.m. through registered Gift Deed Doc. NO. 5350/2023 dt.29.05.2023.

3. The Applicant has furnished an undertaking in the reference 20<sup>th</sup> cited to abide by all the terms and conditions put forth in the NOCs issued by Traffic Police, DF&RS, AAI, WRD and Environmental Clearance and the conditions imposed by CMDA in the reference 16<sup>th</sup> cited.

4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. In respect of requirement of water for other uses, the applicant has to ensure that he can make alternate arrangements. 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 resident's association.

5. 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.

6. 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.

In this regard, the applicant has furnished the Structural design Drawings & Report vetted by Anna university as in the reference 19<sup>th</sup> cited.

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

8. 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.

9. 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 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 at least 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.

10. 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.

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

12. 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.

13. 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.

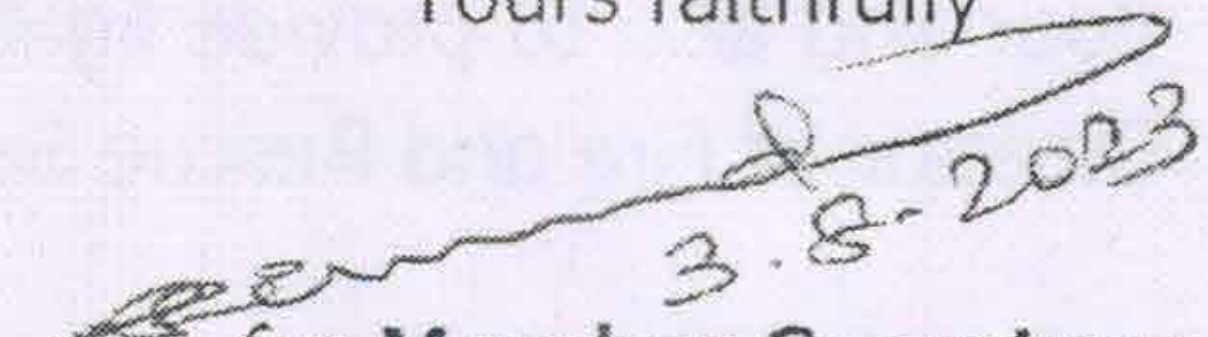
14. This Planning Permission is issued under New Rule TNCD&BR 2019 subject to final outcome of the W.P.(MD) No. 8948 of 2019 and WMP (MD) Nos. 6912 & 6913 of 2019.

15. 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.

16. Two set of plans for the proposed development is approved and numbered as **PP/HRB/24/2023/A to S dated 31.07.2023** in Planning Permit No. **15603** are sent herewith. The Planning Permit is valid for the period from **31.07.2023 to 30.07.2031**.

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

Yours faithfully

  
3.8.2023  
for Member Secretary  
3/8/23

End :

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

Copy to:

1. **M/s.NCC Urban Infrastructure Limited**  
Represented by its Authorized signatory Thiru.S.Seshadri for  
M/s.NCC Urban Infrastructure Limited & GPA to Thiru. B.Sivaji Rao & 2 others  
NCC urban Windsor ,3<sup>rd</sup> Floor , New Airport Road ,  
Opp Jakkur Aerodrome ,Bangalore.
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. **Tmt.PavithraSriprakash**  
**Registered ArchitectCA/2005/3393**  
CMDA Registration No. RA/Gr-I/19/04/179  
"The Muse", L20, Dr.VSI Estate,  
Thiruvanmiyur, Chennai – 600 041.
9. **Thiru.A.Yuvaraj**  
**Structural Engineer**  
**CMDA Registraion No. No. SE/GR-I/19/03/037**  
New No. 31, Old No. 14,  
Besant Avenue Road,  
Adyar, Chennai – 600 020.
10. **Thiru.T.Vignesh**  
**Construction Engineer**  
CMDA Registration No. CE/2020/09/828  
7-261/1143,  
Bangalawpudur, Poyyamani (Post)  
Karur District - 639110

# Chennai Metropolitan Development Authority

## PLANNING PERMIT

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

PERMIT No. **15603**  
PP/HRB/24/2023/A to S

Date of Permit **31/07/2023**  
M/s. NCC Urban  
Infrastructure Limite

File No **CMDA/PP/HRB/S/0592/2021** Represented by its  
GPA to **Thiru B. Sivaji Rao** authorized Signatory  
Name of Applicant with Address **2 others, Thiru. S. Seshadri.**  
**New Airport Road NCC Urban Windsor 3rd**  
**off Jakkur Aerodrome, Date of Application 11.10.2021 floor,**  
**Bangalore - 560066.**

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. **20,30,000/-** Challan No. **B0023025** Date **06.03.2023**

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 **30/07/2031** 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.

5th HRB Committee

meeting held on. 03.11.2022.

**3.8.2023**  
For MEMBER SECRETARY



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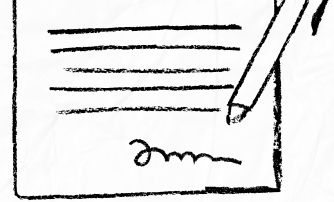
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### **Property Documentation & Workflow Tools**

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### **Vastu & Property Management Tools**

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

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Chennai, India

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