



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™





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. BC1/0614/2023

Dated: 31.05.2023

To

The Principle Chief Engineer
Greater Chennai Corporation
Rippon Building
Chennai – 600 003.

Sir,

Sub: CMDA - Area Plans Unit - B Channel (Central) - Planning Clearance for the Proposed construction of the Block No.A Stilt + 5 floors Residential building with 65 dwelling units and Existing Block No.D Ground floor + 3 Floors Residential building with 32 dwelling units totally 97 dwelling units at Ellispuram Road, Triplicane, Chennai comprised in R.S.No.14/1part, 14/5, 14/6, 14/11, Block No.1, R.S.No.86/1 & 92, Block No.2 of Triplicane Village within in the Greater Chennai Corporation Limit– Approved - Regarding.

- Ref.: 1. Planning clearance application received in SBC BC1/0614/2023 dated 03.05.2023
2. G.O.Ms.No.182, H&UD Department dated 18.08.2010.
3. G.O.MS No.327, Revenue and Disaster Management Dept. LD4 (2) Section dated 16.10.2017.
4. G.O.Ms.No.137, Home (Police – XVII) Department dated 16.02.2017.
5. G.O.Ms.No.650, Home (Police – XVII) Department dated 15.11.2019.
6. G.O.Ms.No.49, Housing and Urban Development (UD5(1) Department dated 23.06.2022.
7. The Principal Secretary, Housing and Urban Development Department letter dated 02.05.2023

The Planning Clearance Application for the Proposed construction of the Block No.A Stilt + 5 floors Residential building with 65 dwelling units and Existing Block No.D Ground floor + 3 Floors Residential building with 32 dwelling units totally 97 dwelling units at Ellispuram Road, Triplicane, Chennai comprised in R.S.No.14/1part, 14/5, 14/6, 14/11, Block No.1, R.S.No.86/1 & 92, Block No.2 of Triplicane Village within in the Greater Chennai Corporation Limit was examined and found approvable, as per the plans submitted by the applicant's letter 7th cited.

2. The Planning Clearance is issued subject to the following conditions:

- i) In the Open Space within the site to the extent feasible trees be planted and the existing trees preserved by the applicant.
- ii) To ensure that the plans for the new buildings will incorporate the approved designs for mosquito proof over head tanks and wells.

- iii) Non provision of Rain Water Harvest structures as 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 DR and Enforcement action will be taken against such development.

3. The Planning Clearance for Building is issued in accordance with the Provisions of the Town and Country Planning Act, 1971 and the rules made thereunder. This Provision does not cover the Structural Stability aspect of the building including 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 Clearance issued under the Provision of the Tamil Nadu Town and 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 the construction and also for its continued structural stability of the buildings.

4. Issuance of Planning Clearance by CMDA under the statutory provisions does not confirm any ownership or title over the property in favour of the applicant. Before issuing Planning Clearance 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.

5. Applicant shall not commence construction without building approval from the Local Body concerned.

6. The approved plan numbered as **Planning Clearance No. C / 07 / 2023/ A to D dated 31.05.2023** and two sets of the same are enclosed herewith for taking further action in this regard.

Yours faithfully,

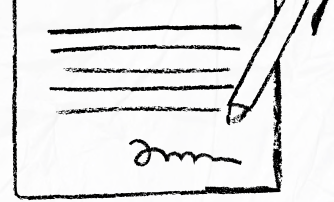

for MEMBER-SECRETARY

Encl: 2 sets of approved Plan.

Copy to:

- ✓ 1. The Chief Engineer,
Tamil Nadu urban Habitat Development Board.
No.5, Kamarajar Salai,
Chennai 600 005
2. The Senior Planner
Enforcement Cell
CMDA, Chennai – 600 008.
(with a sets of the approved plan)


31/5/23.



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.



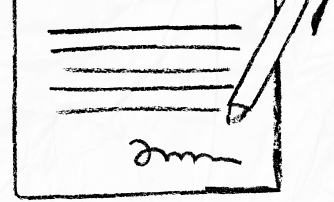
NRI & Investment Services

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