Verified RealEstate™

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.

File No. : **CMDA/PP/NHRB/S/0599/2022** Date : 24/01/2024

To

The Principal Chief Engineer,

Greater Chennai Corporation,

Chennai-600 003.

Sir,

Sub: CMDA-Area plans Unit - NHRB (South) – Planning Permission for the proposed construction of Group Housing Development with 2 Blocks; Block 1 - Combined Stilt Floor + 4 floors + 5th floor (Part) (18.3m Height) Residential building with 61 dwelling units; Block 2 - Combined Stilt Floor + 4 floors + 5th floor (Part) (18.3m Height) Residential building with 64 dwelling units along with Mechanised Puzzle parking at Stilt floor + First floor (Part), Second floor (Part) and Gym, Games Room and Indoor Games Room; Totally 125 dwelling Availing Premium FSI at Manapakkam, Chennai comprised in S.Nos.429 & 456 of Manapakkam Village within the limits of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Reg

Ref:

1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/0599/2022 Dated:20/10/2022
2. AAI NOC vide NOC ID: CHEN/SOUTH/B/041521/539148 Valid upto: 26-05-2029
3. This office letter even no. (via online) Dated:01.02.2023
4. Applicant letter and revised plan (via online) Dated: 03.08.2023
5. G.O.Ms.No.86, H&UD Department dated 28.03.2012
6. G.O.Ms.No.85, H&UD Department dated 16.5.2017
7. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017
8. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019
9. CMDA office order No.7/2019, dated.12.03.2019
10. This office letter even no. (via offline) to Chennai South Joint I, SRO Dated:21.09.2023
11. Applicant letter with SRO Letter for GLV Dated:25.09.2023
12. This office DC advice letter even No. dated 27.09.2023 sent to the applicant through online
13. Applicant paid the DC and other charges to CMDA through online dated 13.10.2023 and 01.12.2023
14. Link road portion Gifted to CMDA vide Doc No.16421/2023 Dated:02.11.2023
15. This office DC advice letter even No. dated 20.12.2023 sent to the applicant through offline
16. Applicant paid the Additinal Premium FSI charges to CMDA through offline dated 18.01.2024

The Planning Permission Application for the proposed construction of Group Housing Development with 2 Blocks; Block 1 - Combined Stilt Floor + 4 floors + 5th floor (Part) (18.3m Height) Residential building with 61 dwelling units; Block 2 - Combined Stilt Floor + 4 floors + 5th floor (Part) (18.3m Height) Residential building with 64 dwelling units along with Mechanised Puzzle parking at Stilt floor + First floor (Part), Second floor (Part) and Gym, Games Room and Indoor Games Room; Totally 125 dwelling Availing Premium FSI at Manapakkam, Chennai comprised in S.Nos.429 & 456 of Manapakkam Village within the limits of Greater Chennai Corporation received in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the DC letter in the reference 12th cited and 15th cited.

As requested by the applicant, the Revised Premium FSI Charges worked out after Deducting the future development Land area located on the Southern side of the Link road and least extent constider for FSI for this proposal is 6,355.00 Sq.m [(i.e: 6900.00 Sq.m – 545.00 Sq.m = 6,355.00 Sq.m)] since the same can be developed separately Thus, the present FSI Achieved is 2.431 only. Accordingly, the applicant was requested to remit the additional Premium FSI Charges of Rs.1,76,00,000.00 in the reference 14th Cited.

Applicant has remitted the Premium FSI Charges of Rs.1,76,00,000.00 (Rupees One Crore Seventy Six Lakhs only) in the reference 15th cited vide Receipt No.B0024745 Dated 18.01.2024:

The applicant has remitted the following charges in two instalments in two different dates as mentioned below.

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.41,001.00	CMDA/PP/Ch/8613/2022 & dt. : 23 September, 2022
II	Scrutiny Fees	Rs.19,833.00	CMDA/PP/Ch/11544/2023 & dt. : 02 August, 2023
III	Balance Scrutiny Fees	Rs.5,963.17	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023
IV	Balance Scrutiny Fees	Rs.6,036.83	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023
V	Development charges for land per Sq. m.	Rs.14,410.98	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023
VI	Development charges for land per Sq. m.	Rs.14,589.02	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023
VII	Development charges for building per Sq. m.	Rs.99,386.09	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023
VIII	Development charges for building per Sq. m.	Rs.1,00,613.91	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023
IX	Regularisation charge for land	Rs.3,43,875.86	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023
X	Regularisation charge for land	Rs.3,48,124.14	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023
XI	OSR Charges	Rs.56,33,700.31	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023
XII	OSR Charges	Rs.57,03,299.69	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023
XIII	Security Deposit for Building	Rs.18,48,581.21	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023
XIV	Security Deposit for Building	Rs.18,71,418.79	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023
XV	Security Deposit for Display Board	Rs.4,969.30	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023
XVI	Security Deposit for Display Board	Rs.5,030.70	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023
XVII	I & A Charge	Rs.28,80,208.79	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023
XVIII	Security Deposit for Septic Tank / STP	Rs.62,613.23	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023
XIX	I & A Charge	Rs.29,15,791.21	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023
XX	Security Deposit for Septic Tank / STP	Rs.63,386.77	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023
XXI	Premium FSI Charges	Rs.1,32,54,625.43	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023
XXII	Premium FSI Charges	Rs.1,34,18,374.57	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023
XXIII	Shelter Charges	Rs.21,98,917.16	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023
XXIV	Shelter Charges	Rs.22,26,082.84	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023
XXV	Flag Day Charge	Rs.248.47	CMDA/PP/Ch/12022/2023 & dt. : 13 October, 2023

XXVI	Flag Day Charge	Rs.251.53	CMDA/PP/Ch/12022/2023 & dt. : 01 December, 2023

3. Two sets of approved Plans are Numbered as **OL-PP/NHRB/0023/2024 dated 24/01/2024** in **Planning Permit No. OL-00728** are sent herewith. The **Planning Permit** is valid for the period **from 24/01/2024 to 23/01/2032**.
4. 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 Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.
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, 1924, Tamil Nadu Panchayat Act, 1994. 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 Engineer / 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 approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, 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.**

9. This Planning Permission is not final. The applicant has to approach the concerned Local Body for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Local Body concerned.
11. The Planning Permission issued under New Rule TNCDBR, 2019 is subject to final outcome of the W.P.(MD) No.8948 of 2019 and WMP (MD) Nos.6912 & 6913 of 2019.
12. 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 the order of continuance accorded for different stages by CMDA
13. The applicant has to comply all the conditions imposed by the AAI in the reference 2nd icted.

Yours faithfully,

Name: SANTHOSH KUMAR M.S

Designation: Assistant Planner

Date: 27 January, 2024

For

Member Secretary

CMDA

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

1.M/s. Urban Tree Real Estate Developers LLP
Rep by Thiru.Kapil Pansari
Door No.8, Rutland Gate, 5th Street,
Nungambakkam,
Chennai – 600 006.
Email: accounts@urbantree.in

Contact No: 9840739628

2.The Member Appropriate Authority
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai – 600 034.

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

4.The Deputy Planner,
Enforcement Cell (Central),
CMDA, Chennai – 600 008.

5.The Chairperson,
TNRERA
Door No.1A, Ist Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008.



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

Verified RealEstate™

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
www.verified.realestate