



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/HRB/S/0233/2024**

Date : 08/11/2024

To

The Commissioner,
Greater Chennai Corporation,
Ripon Buildings,
Chennai – 600 003
Sir,

Sub: CMDA-Area plans Unit - High-rise Building(South) – The Planning Permission application received for the proposed construction of High Rise Building with Extended B.Floor (Meant for parking) + Stilt Floor part (Meant for Mechanical Car parking) cum G.Floor part + 10 Floors for Commercial (Office) use, abutting TNHB Main Road, Shopping Complex Site No.12, Sholinganallur, Chennai - 600 119. Comprised in S.No. 235/26 of Sholinganallur Village, Within the limits of Greater Chennai Corporation applied by M/s Narendra Properties Pvt. Ltd., Rep. by its Chief Financial Officer Thiru.Jitesh D Maher- Approved and forwarded to Local Body for issue of Building Permit - Reg

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/HRB/S/0233/2024 on 27.03.2024.
 2. This office letter even no dt.08.04.2024 addressed to the applicant &WRD.
 3. The applicant letter dated 10.05.2024 received on 13.05.2024.
 4. Minutes of the 276th MSB Panel meeting held on 28.05.2024.
 5. The applicant letter dated 17.05.2024 & 29.05.2024.
 6. NOC from DF&RS vide R.Dis.No.7057/C1/2024 PP NOC NO.74/2024 dated 15.05.2024.
 7. NOC from AAI vide CHEN/SOUTH/B/031924/950752 dated 04.04.2024.
 8. This office letter even no addressed to Govt dated 13.06.2024
 9. NOC from WRD vide letter No.DB/T5(3)/F-3310 Sholinganallur village 5270/2024/ dated.28.06.2024.
 10. Govt letter received vide Letter (Ms) No. 138 H & UD (UD I) Dept. dated 24.07.2024
 11. Applicant furnished revised plan dated 29.08.2024 along with particulars through online.
 12. Demand for Development Charge and other charges advice sent on dated 10.10.2024
 13. Remittance of DC and other charges vide receipt no.CMDA/PP/Ch/15982/2024 dt.28.10.2024 & 04.11.2024

The Planning Permission application received for the Building – proposed construction of High Rise Building with Extended B.Floor (Meant for parking) + Stilt Floor part (Meant for Mechanical Car parking) cum G.Floor part + 10 Floors for Commercial (Office) use, abutting TNHB Main Road, Shopping Complex Site No.12, Sholinganallur, Chennai - 600 119. Comprised in S.No. 235/26 of Sholinganallur Village, Within the limits of Greater Chennai Corporation applied by M/s Narendra Properties Pvt. Ltd., Rep. by its Chief Financial Officer Thiru.Jitesh D Maher received in the reference 1st cited has been examined and Planning Permission is issued based on the orders of Government letter in the reference 10th cited subject to the usual conditions put-forth by CMDA including compliance of conditions imposed by other Government Agencies in the references 6th, 7th & 9th cited above.

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.21,245.00	CMDA/PP/Ch/13686/2024 & dt. : 27 March, 2024
II	Scrutiny Fees	Rs.10,624.00	CMDA/PP/Ch/15516/2024 & dt. : 29 August, 2024
III	Balance Scrutiny Fees	Rs.7,246.07	CMDA/PP/Ch/15982/2024 & dt. : 28 October, 2024
IV	Balance Scrutiny Fees	Rs.2,753.93	CMDA/PP/Ch/15982/2024 & dt. : 04 November, 2024
V	Development charges for land per Sq. m.	Rs.18,115.17	CMDA/PP/Ch/15982/2024 & dt. : 28 October, 2024
VI	Development charges for land per Sq. m.	Rs.6,884.83	CMDA/PP/Ch/15982/2024 & dt. : 04 November, 2024
VII	Development charges for building per Sq. m.	Rs.1,95,643.88	CMDA/PP/Ch/15982/2024 & dt. : 28 October, 2024
VIII	Development charges for building per Sq. m.	Rs.74,356.12	CMDA/PP/Ch/15982/2024 & dt. : 04 November, 2024
IX	Security Deposit for Building	Rs.29,02,050.95	CMDA/PP/Ch/15982/2024 & dt. : 28 October, 2024
X	Security Deposit for Building	Rs.11,02,949.05	CMDA/PP/Ch/15982/2024 & dt. : 04 November, 2024
XI	Security Deposit for Display Board	Rs.7,246.07	CMDA/PP/Ch/15982/2024 & dt. : 28 October, 2024
XII	Security Deposit for Display Board	Rs.2,753.93	CMDA/PP/Ch/15982/2024 & dt. : 04 November, 2024
XIII	I & A Charge	Rs.46,01,254.32	CMDA/PP/Ch/15982/2024 & dt. : 28 October, 2024
XIV	I & A Charge	Rs.17,48,745.68	CMDA/PP/Ch/15982/2024 & dt. : 04 November, 2024
XV	Premium FSI Charges	Rs.44,74,448.10	CMDA/PP/Ch/15982/2024 & dt. : 28 October, 2024
XVI	Premium FSI Charges	Rs.17,00,551.90	CMDA/PP/Ch/15982/2024 & dt. : 04 November, 2024
XVII	Shelter Charges	Rs.19,96,292.23	CMDA/PP/Ch/15982/2024 & dt. : 28 October, 2024
XVIII	Shelter Charges	Rs.7,58,707.77	CMDA/PP/Ch/15982/2024 & dt. : 04 November, 2024
XIX	IDC - CMWSSB (For sewerage area only)	Rs.20,44,840.90	CMDA/PP/Ch/15982/2024 & dt. : 28 October, 2024
XX	IDC - CMWSSB (For sewerage area only)	Rs.7,77,159.10	CMDA/PP/Ch/15982/2024 & dt. : 04 November, 2024
XXI	Flag Day Charge	Rs.362.30	CMDA/PP/Ch/15982/2024 & dt. : 28 October, 2024
XXII	Flag Day Charge	Rs.137.70	CMDA/PP/Ch/15982/2024 & dt. : 04 November, 2024

3. The applicant has also 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, Police (Traffic), AAI, IAF, PWD & Environmental Clearance.
4. The Promoter 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 to a single sump for the above premises for purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 100 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 plans and violation of TNCD&BR - 2019 and enforcement action will be taken against such development.

5. 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 / Registered Engineers / Architects who has signed in the plan to ensure the safety during construction and after construction and also for its continued structural stability of the buildings. In this regard, the applicant along with the Architect, Structural Engineer, Geo - Technical consultant and Construction Engineer has furnished undertaking in Form - C format.

6. 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 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.

7. Applicant has to erect temporary lightning arrester during the entire construction phase of the project.
8. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority.

9. The applicant has to comply with all the conditions stipulated in the NOCs issued by the Police (Traffic), DF&RS, AAI, IAF, PWD & Environmental Clearance (whichever is applicable)
10. Two sets of plan for the proposal is approved and numbered as Planning Permission **OL-PP/HRB/0038/2024** dated **08/11/2024** in **Permit No. OL-01359** are sent herewith. The Planning Permission is valid for the period from **08/11/2024 to 07/11/2032**
11. **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.**
12. The Commissioner Corporation is requested to take necessary further action for issue of Building Permit under the Local Body Act.

This Planning Permission is not final. The applicant has to commence the project only after obtaining necessary Building Permit under the Local Body Act.

13. 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 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.

14. 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.

15. The applicant has to comply with all the conditions stipulated in the NOCs issued by the DF&RS, AAI & WRD. In this regard, the applicant has also furnished an undertaking in the reference 8th cited to abide by the terms and conditions put forth by CMDA and undertaking deeds accepting the conditions put forth by DF&RS, AAI & WRD.

16. The applicant has furnished Structural Design report vetted by by Manikandan, Superintending Engineer, PWD., Planning and Designs Circle, Chepauk. dated 01.08.2024 in the reference 11th cited.

17. The applicant 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.

18. The applicant shall reserve 1/3rd open Terrace Area for erection of Solar Photo Voltaic Panel & Solar Water Heating System and the same has to be ensured before issue of Completion Certificate.

19. The partial refund of security deposit will not be considered for issuance of partial Completion certificate.

20. 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 regards the applicant has furnished notarized undertaking.

21. 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.

22 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.

Yours faithfully,

Name: S Sundraraj

Designation: Assistant Planner

Date: 08 November, 2024

For

Member Secretary

CMDA

Encl :

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

Copy To:

1.M/s Narendra Properties Pvt. Ltd.,
Rep. by its Chief Financial Officer
Thiru.Jitesh D Maher
Old No.25, New No.49,
Barnaby Road, Kilpauk,
Chennai - 600 010.

2.The Deputy Planner,
Enforcement cell,
CMDA, Chennai - 600008
(With one set of approved plans)

3.The Director of Fire & Rescue Service P.B.No.776,
Egmore, Chennai-8. (With one set of approved plans)

4.The Chairman,
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
Door No.1A, 1st Floor, Gandhi Irwin Bridge Road,
Egmore, Chennai – 600 008. (With one set of approved plans)

5.The Member Appropriate Authority,
108, Uthamar Gandhi Salai,
Nungambakkam, Chennai- 600034.

6.The Chief Engineer,
CMWSSB, No. 1,
Pumping Station Road,
Chintadripet, Chennai - 600002.

7.The Chief Engineer, TNEB, Chennai-2.

8.The Commissioner of Income Tax,
No.108, Mahatma Gandhi Road,
Nungambakkam, Chennai - 600034.

9.Thiru .Vikram Balakrishnaiah,B.Arch
Registered Architect,
COA Regn. No. CA/2004/33437
CMDA Reg. No: RA/Gr.I/19/06/279
No. B14, Ragamalika Apartments 1st Floor, Jeevarathnam Nagar,
Adyar, Chennai- 600 020.
Mobile:9884062194,
Email: Ar.hari.cmda@gmail.com

10.Thiru.C.Kannan, B.E.,M.E.,(Structure)
Registered Structural Engineer
CMDA Reg. No: SE/GR-I/19/02/002.
Door No. 21, 4th Main Road,
Indira Nagar, Chennai- 600 020.
Mobile:9841249815;
Email: kannankds2007@gmail.com

11.Dr.C.V. Prasad.

Registered Geo-Technical Engineer

CMDA Reg. No: GTE/19/03/003

No.11, 2nd Main Road, Kannapa Nagar, Thiruvannamiyur, Chennai-600 041.

Mobile: 9444026189

Email: info@geomarineindia.com

12.Thiru K.Raji

Registered Construction Engineer

No.81, Vellala Street,

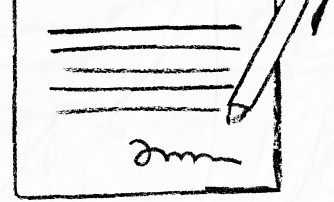
Ayanavaram,

Chennai ,

Mobile: 8870417180

Email: raji2rajikri@gmail.com





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.



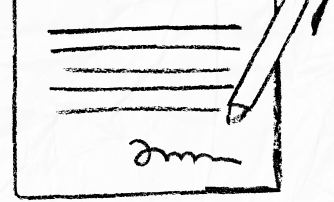
NRI & Investment Services

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