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
www.verified.realestate

Official Property Record



Digitally Verified Record - Powered by Verified RealEstate™

BY REGISTERED POST WITH ACK-DUE:

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.C3(S)/301/2023 **Dated:08.10.2024**

To

The Commissioner,
Greater Chennai Corporation,
Chennai 600 003.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Clearance is for the construction of High Rise Building Group Development **TNUHDB** Tenements 3 Blocks viz., **Block – 1** : Stilt floor + 10 floors with 199 Dwelling units; **Block – 2** : Stilt floor + 10 floors with 139 Dwelling units; **Block – 3** : Stilt floor + 10 floors with 129 Dwelling units (Totallly 467 Dwelling units) at Dr.Thomas Road, T.Nagar, Chennai comprised in T.S. No. **6578**/2(Part) Block No. 141 of **T.Nagarvillage** withinthe limits of Greater Chennai Corporation applied by the Principal Secretary to Government, H&UD Department on behalf of **TNUHDB**- Approved and forwarded to local body for issue of building license - Regarding.

Ref:
1. Planning Clearance Application received in C3(S)/301/2023 dt.02.05.2023.
2. Earlier Planning Permission issued in PP No. B/NHRB/262/ A & B/2020, Permit No.13631 dt.14.08.2020 valid upto 13.08.2025 in favour of TNUHDB.
3. Agenda and Minutes of 270th MSB Panel meeting held on 22.05.2023.
4. DF&RS NOC Letter R.Dis. No. 8915/C1/2023, PP NOC No. 98/2023 dt.03.07.2023.
5. Government Order issued G.O.(Ms) No. 65, H&UD (UD-I) Department dt.21.04.2022.

6. Government Order issued in G.O.(Ms) No. 69, H&UD (UD-1) Department dt.03.07.2023.
7. This office letter even No. dated 13.07.2023, addressed to Government.
8. TNUHDB letter No. TNUHDB/SP/08/2020; Dated 23.07.2023, enclosing a copy of EE, Storm Water Drain Department letter No.S.W.D.C. no.B1/252/2023; Dated 20.06.2023.
9. TNUHDB letter No. TNUHDB/SP/08/2020; Dated 25.07.2023, enclosing a copy of CE (General), letter No. T.P.D.C. no.D2/1142/2023; Dated 03.07.2023.
10. AAI NOC received in letter NO.CHEN/SOUTH/B/052623/760145; Dated 26.06.2023.
11. G.O (Ms.) No.125; H&UD department, dated:08.09.2023
12. TNUHDB letter No. TNUHDB/SP/08/2020; Dated 25.07.2023.
13. TNUHDB letter No. TNUHDB/SP/08/2020; Dated 14.10.2023, enclosing one set of revised plans and undertaking deed.
14. TNUHDB letter No. TNUHDB/SP/08/2020; Dated 07.11.2023, enclosing undertaking deed.
15. TNUHDB letter No. TNUHDB/SP/08/2020; dated 18.04.2024 & 15.05.2024.
16. T.O. letter even NO. dated 19.07.2024
17. TNUHDB letter No. TNUHDB/SP/08/2020; dated 07.08.2024.

******

The Principal Secretary to Government, H&UD Department on behalf of **TNUHDB**has submitted Planning Clearance Application for the proposed construction of High Rise Building Group Development **TNUHDB** Tenements 3 Blocks viz., **Block – 1** : Stilt floor + 10 floors with 199 Dwelling units; **Block – 2** : Stilt floor + 10 floors with 139 Dwelling units; **Block – 3** : Stilt floor + 10 floors with 129 Dwelling units (Totallly 467 Dwelling units) at Dr.Thomas Road, T.Nagar, Chennai comprised in T.S. No. **6578**/2(Part) Block No. 141 of **T.Nagar village** within the limits of Greater Chennai Corporation has been examined and Planning Clearance issued based on the G.O (Ms.) No.125; H&UD department, dated:08.09.2023 & MSB panel in the reference 3rd cited; subject to the usual conditions

put forth by CMDA and including compliance of conditions imposed by the Government agencies in the reference 4th& 10th cited and subject to the conditions.

(i) cancellation of registered in Gift deed Document No.1095/2020 towards reservation of OSR area in T.S. No. 6578/2(Part) Block No. 141 of T.Nagar village to be executed and furnish the cancellation deed to HRB division before commencement of construction and;

(ii) Revised OSR area shown in the plan to be demarcated and maintained properly.

2.The applicant has to comply with all the conditions stipulated in the NOCs issued by theDF&RS, AAI, The applicant has furnished an undertaking to abide by the terms and conditions put forth in the NOCs in the reference 13th cited.

3. The Promoter has to submit the necessary 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 for the purpose of drinking and cooking only and confined to 5 persons per dwelling at the rate of 10 (ten) 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 and enforcement action will be taken against such development.

4. 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 statuary clearance as applicable to this project shall be obtained by the project proponent from the competent authority.

5. 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.

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

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

8. 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 hearing 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.

9. 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

10. 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.

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

12. 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.

13. 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.

14. 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.

15. Two sets plan for the proposed development is approved and numbered as PC/HRB/07/A to H/2024, dated:08/10/2024

16. 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,

9.10.2024.

For Member-Secretary

09/10/24

Encl :

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

Copy to:

1. The Principal Secretary to Government, H&UD Department
   Submitted PCA on behalf of **TNUHDB**
   No.5, KamarajarSalai,
   Chennai – 600 005.
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 Managing Director, CMWSSB,**

   No.75, Santhome High Road,

   MRC Nagar, R.A.Puram, Chennai - 600028

   (With one set of approved plans)

6. **The Chief Engineer,**

   TNEB, Chennai – 600002.

7. **The Commissioner of Income Tax**

   No.108, Mahatma Gandhi Road,

   Nungambakkam, Chennai – 600034.

8. **The Chairperson,**

   Tamil Nadu Real Estate Regulatory Authority,

   No.1A, Gandhi Irwin Bridge Road,

   Egmore, Chennai 600008.

   (With one set of approved plans)

9. **Tmt.B.SathiyaPraba**

   CMDA Registered Engineer No. RE/GR-I/19/09/293

   Tamil Nadu Urban Habitat Development Board (TNUHDB)

   No.5, KamarajarSalai, Chennai – 600 005.

10. **Thiru.R.Balamourougane., M.Tech.,**

    Centre for Urabanization, Buildings & Environment

    IIT Madras Research Park, Chennai – 600 113

    Registered Structural Engineer (Grade – I)

    CMDA Registration No. SE/GR-I/2022/07/328

11. **Dr.V.B.Maji**

    Associate Professor

    Department of Civil Engineering

    Indian Institute of Technology, Madras

    Chennai – 600 036.

12. **The Executive Engineer**

    Division – V / TNUHDB

    No.130, R.K.Mutt Road, Chennai – 600 004.

Our services go beyond

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.

Smarter Tools, Stronger Decisions

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™

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