



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™



260-

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.PP/SB/S(B1)/0053 /2019, Dated:20 .06.2019

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - ‘B’ Channel (South) - Planning Permission for the proposed construction of Stilt + 3 floors + 4th floor part Residential building with 7 dwelling units at Plot No.207, 15th cross street, Defence colony, Ekkattuthangal, Chennai.600032 in SNo.160/36 (as per Patta), S.No.160/2 (as per Document) of Nandambakkam Village, within the limit 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/SB/S/053/2019, dated:06.03.2019.
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 5. G.O.(Ms).No.18 MAWS (MA-I) Department, dated 04.02.2019.
 6. CMDA office order No.7/2019 dated 12.03. 2019
 7. This office DC letter even No. dated.31.05.2019
 8. Letter dated. 12.06.2019 received from the applicant.

The Planning Permission Application for the proposed construction of Stilt + 3 floors + 4th floor part Residential building with 7 dwelling units at Plot No.207, 15th cross street, Defence colony, Ekkattuthangal, Chennai.600032 in S.No.160/36 (as per Patta), S.No.160/2 (as per Document) of Nandambakkam Village, within the limit 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 reference 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 20,000/-	B00120187, dated 12.06.2019.
ii)	Scrutiny Fee	₹ 3,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 2,90,000	Bank Guarantee No.594BG03191620005, dated.11.06.2019 for ₹ 2,90,000/- obtained from Yes Bank Limited furnished.
vi)	Security Deposit for Display Board	₹ 10,000/-	B00120187, dated 12.06.2019.
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹ 4,20,000/-	
ix)	Premium FSI Charges	Nil	
x)	Shelter charges	Nil	
xi)	MIDC Charges	₹ 2,48,000/-	

3. Two sets of approved Plans are numbered as

B/Non-High Rise Bldg/126/ 2019, dated.20 .06.2019, Planning Permit No.12609 are sent herewith. The Planning Permit is valid for the period from 20 .06.2019 to 19 .06.2024

4. The Localbody 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 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.

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 Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

10. Applicant shall not commence construction without building approval from the Greater Chennai Corporation.

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.

Yours faithfully,

M. S. [Signature]
For Chief Planner
Area Plans Unit.

20/6/19

Encl:

1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **M/S.Life Style Housing & Infrastructure**
Rep by Thiru.Priyank Pincha,
GPA for Shalini Chada,
Plot No.7, 2nd floor, Halls Road,
Egmore, Chennai.600008.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai – 8.
(With one set of approved plans).
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
5. **The Managing Director**
No.2, Pumping Station Road,
Chinthadripet,
Chennai-600 002.

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 12609

Date of Permit 20.06.2019

B/Non-High Rise Bldg/126/2019

M/s. Life Style Housing & Infrastructure

File No. PP/SB/SCBD/0053/2019 Rep by Thiru. Priyank Pircha,

Name of Applicant with Address. GFA for Shalini Chada,
Plot No. 7, 2nd floor, Halls Road,

Egmore Chennai-08.
Date of Application 06.03.2019

Nature of Development : Layout/Sub-division of Land/Building construction/Change in use of Land/Building

Site Address. stilt + 3 floors + 4th floor (part)
residential building with 7 dwelling
units at Plot No. 207, 15th cross street,
Division No. Defence colony, Ekkattuthangal, Chennai
in S. No. 160/36 (as per patta), S. No. 160/2
(as per document) of Nandambakkam
village.

Development Charge paid Rs. 20,000/- Challan No. E00120187 Date 12.06.2019

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 19.06.2024
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.

M. S. Subramanian
For MEMBER SECRETARY
20/6/19

For LIFESTYLE HOUSING & INFRASTRUCTURE

Partner



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-South Region

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN12/00152/2019		PP/SB/S(B1)/0053/2019 - 20/06/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N12	N158	09/07/2019	09/07/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		MS.LIFE STYLE HOUSING AND INFRASTRUCTURE GPA-new no7 old no 2 3&4 halls road egmore chennai - 600008	
சேவையளவு / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:207, Survey No:S.No160/36(PATTA)15TH CROSS STREET, DEFENCE OFFICERS COLONY, DEFENCE OFFICERS COLONY, NANDAMBAKKAM, Nandambakkam, Chennai,	
Building License Fees		130600	
Road cut charges - CMWSSB SEWERAGE		17900	
Road cut charges - CMWSSB, WATER		13400	
Road cut charges - TNEB		13400	
Scrutiny Fees		600	
Workers Welfare Board		189700	
மொத்தக் கட்டணம் / Total (In Rs.)		365600	

Amount (in words): Rupees Three Lakh Sixty Five Thousands Six Hundred Only

Payment Details:

DD Number: 101828

Amount 365600

Date: 08/07/2019

Bank: AXIS BANK LTD.

(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வன்றபட நகலின்படி அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி
முடிவு நாள் 08/01/2020
08/07/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 08/01/2020

If Construction started Building Permit is valid up to 08/07/2024



Digitally Signed by A S Murugan
Date: 09-Jul-2019 (11:36:19)
Executive Engineer (T.P.)

For LIFESTYLE HOUSING & INFRASTRUCTURE

[Signature]
Partner



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