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
Website: www.cmdachennai.gov.in

Letter No. PP/SB/C/0041/2019 Dated: 23.05.2019

To

The Principal Chief Engineer
Greater Chennai Corporation
Ribbon Building
Chennai – 600 003.

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission Application for the proposed construction of Stilt + 4 floors, Residential building with 9 dwelling units at Door No.3, 8, Ganapathy Colony 2nd Street, Teynampet, Chennai-600018 comprised in Old R.S.No.3847/12, 16, 17, 18 and 21 Present R.S.No.3847/69, 3847/70, Block No.76 of Mylopore Village - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/SB/C/41/2019, dated 01.03.2019.
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, Municipal Administration & Water Supply (MA-I) Dept, dated 04.02.2019.
6. Office Order 7/2019 dated 12.03.2019
7. DRC No.070/2018 dated 01.11.2018, TDR/15534/2012 dt.2.5.2019
8. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
9. DC and other charges sent to the applicant in this office letter even No. dated 26.04.2019.
10. The applicant's letter dated 30.04.2019.

****

The Planning Permission Application for the proposed construction of Stilt + 4 floors, Residential building with 9 dwelling units at Door No.3, 8, Ganapathy Colony 2nd Street, Teynampet, Chennai-600018 comprised in Old R.S.No.3847/12, 16, 17, 18 and 21 Present R.S.No.3847/69, 3847/70, Block No.76 of Mylopore Village 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 8th cited.

Scanned by CamScanner

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

Sl.No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 27,000/-	B0011432 dated 08.05.2019.
ii)	Scrutiny fee	Rs. 4,300/-	
iii)	Regularization charges	Rs. 71,000/-	
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 4,50,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
vii)	Infrastructure & Amenities charges	Rs. 6,76,500 /-	
Viii)	Metro Water Infrastructure Development charges	Rs. 3,91,200/-	
ix)	Shelter fee	-	
x)	Premium FSI charges	Rs. 1,13,02,000 /- Utilize DRC No.070/2018 dt. 01.11.2018. TDR/15534/2012 dt. 02.05.2019..	

3. Two copies of approved Plans are Numbered as B / Spl. Bldg. / 75 /2019 dated 23.05.2019 in Planning Permit No. 12458 are sent herewith. The Planning Permit is valid for the period from 23.05.2019 to 22.05.2024.

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.

Scanned by CamScanner

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.

Scanned by CamScanner

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 Local Body concerned.

Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 10th cited.

Yours faithfully,

23/5/19

For Chief Planner
Area Plans Unit

23/5/19

Encl: 1. Two copies of approved Plans
2. Two copies of Planning Permit

Copy to:

1. Applicant
M/s. Arihant Foundations & Housing Ltd.
New Door No.3, Old Door No.25,
Ganapathy Colony, 3rd Lane,
Cenotaph Road,
Teynampet, Chennai - 600 018.

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

3. The Chief Engineer
CMWSSB,
No.1, Pumping Station Road;
Chintadripet, Chennai - 600 002.

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

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

Scanned by CamScanner

(131)

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 12458 B/Spl.Bldg./75/2019 Date of Permit 23-05-19

File No SB/C/A1/2019

Name of Applicant with Address M/S Arihant Foundation & Housing Limited, Old Door No.25, New No.3, Ganapathy Colony, 3rd Street, Teynampet, Chennai-18.

Date of Application 01-03-19

Nature of Development : ~~Layout/Sub-division of Land~~/Building construction/~~Charge in use of Land/Building~~ Stilt+4 floors Residential with 9 dwelling units ✓

Site Address Plot No.685, Old Door No.889, New Door No.183, Ganapathy Colony 2nd Street, Teynampet, Chennai-18

Division No. comprised in Old R.S.No.3247/12 16, 17, 18, 21 Present R.S.No.3247/7(2) in Block No.76 of Mylapore village.

Development Charge paid Rs.27,000/- Challan No. Book1432 Date. 09-05-19

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 22-05-24

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.

23/5/19

For MEMBER SECRETARY

17/5/19

Scanned by CamScanner

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Central Region

மத்திய மண்டலம்

Approval is accorded subject to the out come of Writ Petition in WP (MD) No. 6948 of 2019 before the Madurai Bench of Madras High Court

Building Permission

(1919 சென்னை பெருநகர மாநகராட்சி சட்டம் பிரிவு 238 கீழ் அனுமதி)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் Building Plan No	திட்ட அனுமதி எண் Plan Submission No
CMDA/WHCN09/00119/2019	PP/SB/C/0041/2019 - 23/05/2019
மண்டலம் Zone: N09	வார்டு Ward: N122
ஒப்புதல் நாள் Approval Date: 11/06/2019	விண்ணப்பித்த நாள் Application Date: 11/06/2019

விண்ணப்பதாரர் பெயர் மற்றும் முகவரி Applicant's name & address

ARIHANT FOUNDATIONS AND HOUSING LTD Door No. 3/25 Ganapathi Colony, 3rd Lane off Greenways Road Teynampet Chennai 600018

சேவை வகை Service Type

மனையின் முகவரி Plot address

Building Permit for CMDA Approved Plan

Door No New No 1& 3 Old No 3 & 4 Block No 26 Plot No 3 & 4 Survey No 1st/369 of Ganapathy Colony 2nd Street Teynampet,Teynampet,Mylapore & Chennai, 600018

Building License Fees	223300
Road cut charges - CMWSSB SEWERAGE	14100
Road cut charges - CMWSSB WATER	10600
Road cut charges - TNEB	10600
Scrutiny Fees	500
Workers Welfare Board	299300
மொத்த தொகை Total (In Rs.)	558500

Amount (in words): Rupees Five Lakh Fifty Eight Thousands Five Hundred Only

Payment Details

DD Number 508807 Amount (In Rs.) 558500 Date 10/06/2019 Bank KOTAK MAHINDRA BANK

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

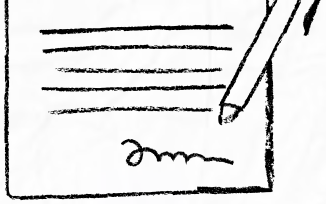
இவ்வனுமதி 13/6/2024 வரை செல்லத்தக்கது

This Sanction will expire if the construction is not started with in 13/12/2019

If Construction started Building Permit is valid up to 13/6/2024

Digitally Signed by A S Murugan
Date: 14-Jun-2019 (17:01:44)
Executive Engineer (TP)

Scanned by CamScanner



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

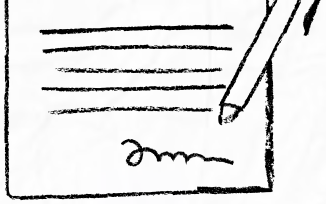
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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