



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/S/0396/2019 Dated: 07.08.2019

To

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

Sir,

Sub: CMDA - APU - (B Channel - South Division) - Planning
Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units with premium FSI at Plot No.41, Door No.5/571, Sath Sangam Street, Madipakkam, Chennai-91, Old S.No.247/9A9, S.No.247/7F(Doc.), New S.No.247/73 (patta) of Madipakkam B Village (Erstwhile Porundavakkam) within Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No. CMDA/ PP/SB/S(B2)/0396/2019, dated 08.06.2019.
2. G.O.Ms.No.303, H&UD Dept. dated 30.12.2013 (TNGG Notification dated 29.1.2014).
3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
4. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
6. G.O.Ms.No.18, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
7. CMDA office order No.7/2019 dated 12.3.2019,
8. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
9. This Office GLV letter even No. dated 12.07.2019 addressed to Sub Registrar, Pallavaram, Chennai South, Chennai-64.
10. GLV letter No. 311/2019 dated 15.07.2019 received from the Sub Registrar, Pallavaram, Chennai South, Chennai-64.
11. This office DC advice sent to the applicant in this office letter even No. dated 24.07.2019.
12. The applicant's letter dated 2.8.2019.

The Planning Permission Application for the proposed construction of Stilt floor + 5 floors Residential building with 10 dwelling units with premium FSI at Plot No.41, Door No.5/571, Sath Sangam Street, Madipakkam, Chennai-91, Old S.No.247/9A9, S.No.247/7F(Doc.), New S.No.247/73 (patta) of Madipakkam B Village (Erstwhile Porundavakkam) within 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 11th cited.

2. The applicant has remitted the following charges in the reference 12th cited.

P. Venkatesan

For G.R.NATARAJAN & CO.

Hasan
Partner

Med

1/4

Sl. No.	Description	Total Amount	Amount remitted in Receipt No. B0013292 dated 31.07.2019.
1	Development Charges	Rs. 18,000/-	
2	Balance Scrutiny Fee	Rs. 3,000/-	
3	Security Deposit for Building	Rs. 2,83,000/-	
4	Security Deposit for Display Board	Rs. 10,000/-	
5	Security Deposit for Septic Tank	Rs. 10,000/-	
6	Infrastructure & Amenities Charges	Rs. 4,17,000/-	
7	Premium FSI charges	Rs. 16,76,000/-	

3. Two sets of approved Plans are Numbered as B/ NHRB/185/ 2019 dated 07.08.2019 in Planning Permit No. 12668 are sent herewith. The Planning Permit is valid for the period from 07.08.2019 to 06.08.2024.

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.

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.

For G.R.NATARAJAN & CO.

R. Natarajan

For

Partner

-4-

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.Ms.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.

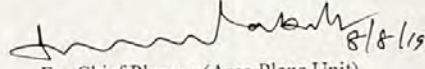
“தமிழ்நாடு அரசு, அரசாணை எண் G.O.Ms.No.112, H&UD Dept. நாள் 22.6.2017-ல் கட்டிட, மனை விற்பனை (முறைப்படுத்தலும் மற்றும் மேம்படுத்தலும்) விதிகள் 2017-க்கு ஒப்புதல் அளித்துள்ளது. இதன்படி மனை/கட்டிடம் விற்பனை உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபாண்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபாண்ட்மெண்ட்டுகளை வங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுவின் பதிலு செய்த பிறகு, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்புளிக்கப்படுகிறது.”

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.

11. The Planning Permission issued under New Rule TNCD&BR, 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,


For Chief Planner.(Area Plans Unit)

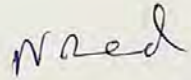
Encl: 1. Two sets of approved Plans
2. Two copies of Planning Permit

Copy to:

1. **Applicant**
Thiru.N.Sai Ram,
GPA of Thiru.R.Venkatesan,
No.1, Jawaharlal Nehru Salai, T.Nagar, Chennai - 17.
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 Senior Planner**
Enforcement Cell, CMDA,
Chennai - 600 008.

For G.R.NATARAJAN & CO.

Partner





Town Planning Section-Works

(1919 ஆம் ஆண்டு முதல் 1999 ஆம் ஆண்டு வரையில் 238 முறை (1919-1999)
(1919 MCMC Act Section 238)

சட்ட அனுமதி / Building Plan No		சட்ட அனுமதி / Plan Submission No	
CEBA/WDCN14/00064/2020		PP/SI/S/0396/2019 - 07/08/2019	
குட்டம் / Zone	குட்டம் / Ward	அனுமதி நாள் / Approval Date	அனுமதி நாள் / Application Date
N14	N187	10/02/2020	10/02/2020
அனுமதி பெற்றவரின் பெயர் / Applicant name & address		N SAIRAM GPA-FOR R. VENKATISAN, NO: 1, JAWHARLAL NEHRU STREET, T. NAGAR, CHENNAI 600 017	
பணியின் விவரம் / Service Type		Building Permit for CMDA Approved Plan	
பகுதி முகவரி / Plot address		Door No.5/571, Plot No.41, Survey No.S.No 247/73, SATI SANGAM STREET, SATI SANGAM STREET, MADIPAKKAM, Madipakkam, Chennai, 600091	
Building License Fees		123000	
Road cut charges - CMWSSD SEWERAGE		14700	
Road cut charges - CMWSSD, WATER		11000	
Road cut charges - TNEB		11000	
Scrutiny Fees		600	
Tentative improvement charges		118000	
Workers Welfare Board		176800	
மொத்த அட்டம் / Total (In Rs.)		455100	

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

Payment Details:

DD Number: 122053

Amount 455100
(In Rs.):

Date: 05/02/2020

Bank: AXIS BANK LTD.

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரம்புட நுகர்வோர் அனுமதி

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

09/08/2020

09/02/2025

ஆம் தேதிக்குள் வேலை தொடங்கியிட்டால் கானவதற்கானதிலும் தொடங்கப்பட்டிருந்தால் அட்டை அனுமதி

This Sanction will expire if the construction is not started with in 09/08/2020

If Construction started Building Permit is valid up to 09/02/2025



Digitally Signed by A S Murugan
Date: 10-Feb-2020 (12:34:20)

Executive Engineer (T.P.)

Went to son

For G.R.NATARAJAN & CO

Wred



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