



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
PLANNING PERMIT

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

PERMIT No. 12669

B / NHRB / 186 / 2019

Date of Permit 8 / 08 / 2019

Thiru. A.T. Ansari (GPA) for

File No. PP / SB / C / 400 / 2019

1. K. Kesaven Nambhoorthi

2. Souram Ganapathy

Name of Applicant with Address.....

3. V. Baskaran

No. 18/34, Mahareja street

4. Vijayalakshmi Baskaran

Ros Road, Alusarpet,

Date of Application 11 / 06 / 2019

Chennai - 18.

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

PP for the proposed construction of 4

Site Address: 4 floors Residential building with 4 dwelling

units at plot No. 31, door No. 12, S.V.C. Mathavan

Division No. Main Road, Mahalingapuram, Nungambakkam

Chennai comprised in R.S. No. 7, E 622 (Doe)

R.S. No. 622 / 148 (patta), Block No. 36 of

Nungambakkam Village.

Development Charge paid Rs. 15,000 Challan No. B0013123 Date 22 / 07 / 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 7 / 08 / 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.

For MEMBER SECRETARY

21/8/19

For GATALA CONSTRUCTION

A.T. Ansari

Proprietor

GATALA

135
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: mcmda@tn.gov.in
Website: www.cmdachennai.gov.in

Letter No. PP/SB/C/ 400 /2019

Dated: 08.08.2019

To

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

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt + 4 floors, Residential building with 9 dwelling units at Plot No.31, Door No.12, Sir C.Madhavan Nair Road, Mahalingapuram, Nungambakkam, Chennai comprised in R.S.no. 7 and 622 (As per Doc), R.S.No.622/148 (As per Patta), Block No.36 of Nungambakkam village within the limit of Greater Chennai Corporation - 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/400 /2019, dated 11.06.2019.
 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. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 8. DC and other charges sent to the applicant in this office letter even No. dated 19.07.2019.
 9. The applicant's letter dated 29.07.2019.

The Planning Permission Application for the proposed construction of Stilt + 4 floors, Residential building with 9 dwelling units at Plot No.31, Door No.12, Sir C.Madhavan Nair Road, Mahalingapuram, Nungambakkam, Chennai comprised in R.S.no. 7 and 622 (As per Doc), R.S.No.622/148 (As per Patta), Block No.36 of Nungambakkam 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 8th cited.

For GATALA CONSTRUCTION

[Signature]

Propri

GATALA

17

31

2. The applicant has remitted the following charges in the reference 9th cited.

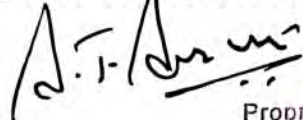
Sl.No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 15,000/-	B0013123 dated 22.07.2019.
ii)	Scrutiny fee	Rs. 3,000/-	
iii)	Regularization charges	Rs. 45,000/-	
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 2,33,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
vii)	Infrastructure & Amenities charges	Rs. 3,30,000 /-	
Viii)	Metro Water Infrastructure Development charges	Rs. 2,03,000 /-	
ix)	Shelter fee	-	
x)	Premium FSI charges	-	

3. Two copies of approved Plans are Numbered as **B / NHRB / 186 / 2019 dated 08.08.2019** in Planning Permit No. 12669 are sent herewith. The Planning Permit is valid for the period from 08.08.2019 to 07.08.2024.

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.

For GATALA CONSTRUCTION



Proprietor



2/4

18 32

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 Local Body concerned.

For GATALA CONSTRUCTION

A.T. Arum

Proprietor

GATALA

19 33

3/4

11. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

For Deputy Planner
Area Plans Unit

12/8/19

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

Copy to:

1. **Applicant**

Thiru. Ansari A.T. GPA for
1. K.Kesavan Namboothri 2. Sriram Ganapathy,
3. V.Baskaran, 4. B. Vijayalakshmi Baskaran.
18/37, Maharaja Surya Road,
Alwarpet, 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.

For GATALA CONSTRUCTION

A.T. Ansari
Proprietor

GATALA



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Central 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/WDCN09/00233/2019		PP/SB/C/400/2019 - 08/08/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N110	10/09/2019	10/09/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		A T ANSARI GPA-FOR KESAVAN NAMBOODIRI & 3 OTHERS NO: 18/37 MAHARAJASURYA ROAD, ALWARPET, CHENNAI - 600 018.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:NEW 12 OLD NO 48,Block No:36,Plot No:31, Survey No:R.S.No: 622/J48, Sir Madava Road,Mahalingapuram,Nungambakkam,Nungambakkam, Chennai, 600034	
Building License Fees		105700	
Road cut charges - CMWSSB SEWERAGE		19500	
Road cut charges - CMWSSB, WATER		14700	
Road cut charges - TNEB		14700	
Scrutiny Fees		600	
Workers Welfare Board		154800	
மொத்தக் கட்டணம்/ Total (In Rs.)		310000	

Amount (in words): Rupees Three Lakh Ten Thousands Only

Payment Details:

DD Number: 049715 Amount 310000 Date: 30/08/2019 Bank: BANK OF INDIA
(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட 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 09/03/2020
முடிவு நாள் 09/09/2024

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 09/03/2020

If Construction started Building Permit is valid up to 09/09/2024



Digitally Signed by A S Murugan
Date: 10-Sep-2019 (17:20:45)
Executive Engineer (T.P.)

For GATALA CONSTRUCTION

A. S. Murugan

GATALA

Proprietor

Scanned with 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



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