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(31)

	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
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Letter No. PP/NHRB/C/1188/2019,

Dated: 27.02.2020

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 8 dwelling units with availing Premium FSI at Plot No. B-82, Door No.63/59, 7th Avenue, Ashok Nagar, Chennai, comprised in Old S.No.148/2 part, T.S.No. 72, Block No.57 of Kodambakkam 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/NHRB/C/1188/2019, dated 18.12.2019.
 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. Earlier PP issued by CMDA in letter no. PP No.B.Spl.Bldg/260/2016 in letter no.BC1/16823/2015 dated 21.11.2016.
 9. This office letter even no. addressed to the sub Registrar, Sub-Registrar office, Ashok Nagar, Chennai for GLV dt.30.12.2019.
 10. GLV letter no.390/2019, dated 30.12.2019 received on 31.12.2019 from Sub-Registrar office, Ashok Nagar, Chennai.
 11. Earlier DC advice letter even no. dated 3.1.2020 through online and DC and other charges sent to the applicant in this office letter even No. dated 07.02.2020.
 12. The applicant's letter dated 17.02.2020

For VARTHINI FOUNDATIONS



Managing Partner

The Planning Permission Application for the proposed construction of Stilt + 4 floors, Residential building with 8 dwelling units with availing Premium FSI at Plot No. B-82, Door No.63/59, 7th Avenue, Ashok Nagar, Chennai, comprised in Old S.No.148/2 part, T.S.No. 72, Block No.57 of Kodambakkam 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 11th cited.

2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No	Description	Charges worked out for this PPA	Charges/Deposits already paid in File No. BC1/16823/2015 Rt. No.B002035 dt.12.08.2016	Balance amount remitted in Rpt. No.B0015907 dt.14.02.2020
i)	Development charges for land and Building under Sec.59 of T&CP Act 1971	Rs.18,000/-	Rs. 13,500/-	Rs.4,500/-
ii)	Scrutiny Fee	Rs.3,000/-	Rs.1,700/-	Rs.3,000/-
iii)	Regularisation charges	NIL	NIL	NIL
iv)	OSR	NIL	NIL	NIL
v)	Security Deposit for building	Rs.2,74,000/-	Rs.2,28,000/-	Rs.46,000/-
vi.)	Security Deposit for Display Board	Rs.10,000/-	Rs.10,000/-	NIL
vii)	Infrastructure and Amenity charges for additional area	Rs.1,25,000/- (Earlier FSI Area adjusted)	Rs.2,82,500/-	Rs.1,25,000/-
viii)	Shelter Fee	NIL	NIL	NIL
ix)	Premium FSI charges	Rs.27,01,000/-	-	Rs.27,01,000/-
x)	MIDC Charges	Rs.2,38,000/-	Rs.1,38,000/- DD in the name of CMWSSB	Rs.1,00,000/-

3. Two copies of approved Plans are Numbered as **B / NHRB / 80 / 2020** dated **27.02.2020** in **Planning Permit No. 13349** are sent herewith. The **Planning Permit** is valid for the period **from 27.02.2020 to 26.02.2025**.

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.

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 விற்பவர் உத்தேசிக்கப்படவிருக்கும் மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ) அபார்ட்மெண்ட்டுகளை வாங்குபவர்களுக்கு அழைப்பு விடுக்கவோ எதுவாக இருந்தாலும், அக்கட்டிட, மனை விற்பனை திட்டத்தை தமிழ்நாடு கட்டிட, மனை விற்பனை ஒழுங்குமுறை குழுமத்தில் பதிவு செய்த பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

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. Earlier Planning permission issued by CMDA in the reference 8th cited had been charges adjusted in this Planning permission and earlier Planning permission had been cancelled.

12. 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,

H. Sreejith
27/2/2020
For Chief Planner
Area Plans Unit
A/L
27/2/2020

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

Copy to:

1. **Applicant**

Dr.M.Rajkumar & 3 others.
No.470, HIG, 2nd Main Road,
Mugapair Eri Scheme,
Chennai - 600 037.

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 VARTHINI FOUNDATIONS

[Signature]
Managing Partner

35

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

PERMIT No: 13349

B/NHRB/80/2020 Date of Permit 27.02.2020
Thiru. N. Rajkumar and 3 others, NO. 470,
File No. PP/NHRB/C/1189/2019 HIG, 2nd Main Road,
Mugappair Eri Scheme,
Name of Applicant with Address..... Chennai - 600 037.

Date of Application 18.12.2019

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

PP for the proposed construction of 5th +
4 floors Residential building with 8
Site Address.....dualling.....Units.....with.....

Premium FSI at Plot No. B-82, Door No.
63/59 7th Avenue, Ashok Nagar, Chennai

Division No.....
Comprised in Old S. No. 148/2 part P. I. No. 72,
Block No. 57 of Kodambakkam village within
Greater Chennai Corporation limit.

4,500/- B0015907 14.02.2020
13,500/- B002035 12.08.2011
Development Charge paid Rs.....Challan No.....Date.....

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 26.02.2025
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.

h. Sheeja
27/2/2020
For MEMBER SECRETARY
20/2/2020

For VARTHINI FOUNDATIONS

Managing Partner



பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

**REVISED
PLAN**

Building Permission

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

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		தீட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN10/00155/2020		PP/NHRB/C/1188/2019 - 27/02/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N10	N132	05/05/2020	05/05/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Dr.M.RAJKUMAR AND 3 OTHERS-NO:470, HIG 2nd MAIN ROAD MUGAPAIR ERI SCHEME, CHENNAI-600037	
வெவ்வித சேவை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:63/59,Block No:57,Plot No:B-82, Survey No:TS.NO:72, Viii Avenue,Ashok Nagar,Ashok Nagar,Kodambakkam, Chennai, 600083	
Building License Fees		123000	
Road cut charges - CMWSSB SEWERAGE		7000	
Road cut charges - CMWSSB, WATER		7000	
Road cut charges - TNEB		7000	
Scrutiny Fees		600	
மொத்தக் கூட்டணம் / Total (In Rs.)		144600	

Amount (in words): Rupees One Lakh Forty Four Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 010142 Amount: 25500 Rs. Date:18/03/2020 Bank:AXIS BANK LTD.

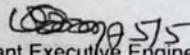
பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

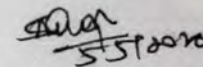
Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 04/11/2020 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 04/05/2025

This Sanction will expire if the construction is not started with in 04/11/2020

If Construction started Building Permit is valid up to 04/05/2025


Assistant Executive Engineer (T.P.)


Executive Engineer (T.P.)

For VARTHINI FOUNDATIONS

Managing Partner

5/5/20
5/5/20
5/5/20



our services doesn't just end there



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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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OMR Thoraipakkam,
Chennai, India

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