



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™



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, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0205/2020, Dated: 22.07.2020

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 floor + 4 floors + 5th floor (part) (18.30 m Height) Residential building with 18 dwelling units availing premium FSI at Door No.19/24, Block No.MIG – Block E, Emerald Block, 4th Avenue, Besant Nagar, Chennai in T.S.No.11/3, Block No.26 of Urur 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/NHRB/S/0205/2020, dated.09.03.2020.
 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.09.6.2020.
 8. Letter dated.13.07.2020 received from the applicant.

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th floor (part) (18.30 m Height) Residential building with 18 dwelling units availing premium FSI at Door No.19/24, Block No.MIG – Block E, Emerald Block, 4th Avenue, Besant Nagar, Chennai in T.S.No.11/3, Block No.26 of Urur Village within the limit of Greater Chennai Corporation received in the reference 1st cited has been examined and

For SRESHTA SUMANTH BUILDERS PVT. LTD.

Authorised Signatory

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	₹ 40,000/-	Receipt No. B0016543, dated 12.06.2020.
ii)	Scrutiny Fee	₹ 5,000/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 6,30,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹ 9,78,000/-	
ix)	Premium FSI Charges	₹ 1,97,05,000/-	
x)	Shelter charges	Nil	
xi)	MIDC Charges	₹ 6,03,000/-	

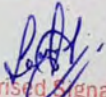
3. Two sets of approved Plans are numbered as **B/NHRB/208/2020, dated. 22.07.2020, Planning Permit No.13577** are sent herewith. The Planning Permit is valid for the period from. **22.07.2020, to 21.07.2025.**

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

For SRESHTA SUMANTH BUILDERS PVT. LTD.


Authorised Signatory

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.

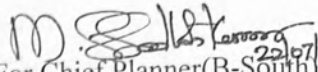
10. Applicant shall not commence construction without building approval from the Greater Chennai Corporation.

For SRESHTA SUMANTH BUILDERS PVT. LTD,


Authorised Signatory

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,


For Chief Planner(B-South)
Area Plans Unit.

22/07/2020

Encl:

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

Copy to:

1. **M/s.Sreshta Sumanth Builders Private Limited,**
Represented by Lavanya Subramanian,
GPA for 1.Thiru.S.Subramanian (G1), 2.Thiru.S.Panchanathan (G1), 3.Thiru.Mukund Sankaranarayan (G2), 4.Tmt.Bharath Sankaranarayan (G2), 5.Tmt.S.Vanaja (Life Interest) (G2), 6.Thiru.M.Sankaranarayanan (Life Interest) (G2), 7.Tmt.Ghayathri Devi (F3), 8.Tmt.Chitra Subramanian (F4), 9.Tmt.S.S.Janaki (S5) and 10.Thiru.Madhusudanan (S6),
No.8 (57), Luz Avenue,
Mylapore, Chennai. 600004.
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,**
CMWSSB,
No.2, Pumping Station Road,
Chinthadripet, Chennai-600002.

For SRESHTA SUMANTH BUILDERS PVT. LTD.


Authorized Signatory

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

PERMIT No.

13577

B/NHRB/208/2020

Date of Permit 22.07.2020

M/s. Sreshtha Sumanth Builders
 Pvt. Ltd.,

File No. NRP/NHRB/5(BI)/205/2020

Rep. by Lavanya Subramanian

Name of Applicant with Address

No. 8(57), Luz Avenue, Mylapore
 Chennai - 600 044

Date of Application 09.03.2020

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

Site Address AP for the proposed construction of
5th floor + 4 floors + 5th floor (part)
(18.30 m height) Residential building
with 18 dwelling units at Door

Division No. No. 19/24, Block No. MIG - Block E,
Emerald Block, 4th Avenue, Borast Nagar,
Chennai in T.S. No. 11/3, Block No. 26 of WVI village

Development Charge paid Rs. 40,000/- Challan No. 154B Date 12.06.2020

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 21.07.2025
 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

For MEMBER SECRETARY
 21/7/2020

For SRESHTA SUMANTH BUILDERS PVT. LTD.

Authorized Signatory

35 39

121

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

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	
CTBA WDCN13 00249 2020		PP NIIRB/S(B1)0205/2020 - 22/07/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறுதல் நாள் / Application Date
N13	N176	06/08/2020	06/08/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		SRESHTA SUMANTH BUILDERS PVT LTD REP BY LAVANYA SUBRAMANIAN-GPA FOR S. SUBRAMANIAN & 9 OTHERS OLD NO: 57, NEW NO: 8, LUZ AVENUE, MYLAPORE, CHENNAI- 600 004.	
சேவையின் குறிப்புகள் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:19/24,Block No:26,Plot No:MIG, BLOCK-F, EMERALD BLOCK, Survey No:T.S.No:11/3, Besant Nagar, 4th Avenue, Besant Nagar, Besant Nagar, Urur, Chennai, 600090	
Building License Fees		323300	
Road cut charges - CMWSSB SFWERAGE		31400	
Road cut charges - CMWSSB, WATER		23500	
Road cut charges - TNEB		23500	
Scrutiny Fees		600	
Workers Welfare Board		418000	
மொத்தக் கட்டணம், Total (In Rs.)		820300	

Amount (in words): Rupees Eight Lakh Twenty Thousands Three Hundred Only

Payment Details:

DD Number: 030101 Amount: 820300 Date: 30/07/2020 Bank: AXIS BANK LTD.
(In Rs.)

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புமிகப்பட்டுள்ளதாக நகலிடப்பட்ட அனுமதி

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

05/02/2021
இந்த அனுமதி
முடிவு நாள் 05/08/2025

ஆதரவு தேதிக்குள் வேலை தொடங்குவதில் தாமதமாகாது என்பதற்கான உறுதிப்பாடு அனுமதி

This Sanction will expire if the construction is not started with in 05/02/2021

If Construction started Building Permit is valid up to 05/08/2025

For SRESHTA SUMANTH BUILDERS PVT. LTD.



Digitally Signed by A S Murugan
Date: 06-Aug-2020 (13:15:10)

Executive Engineer (T.P.)

Authorised Signatory



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