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™



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: mscmda@tn.gov.in
Website: www.cmdachennai.gov.in

Letter No. PP/SB/S/00120/2019 Dated: 17.06.2019

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 +4 floors Residential building with 8 Dwelling Units at A-12, 23rd Cross Street, GOCH Colony, Besant Nagar, Chennai-90 bearing in Old S.No.127 part, 17part (as per document), T.S.No.1/49, (as per Patta), Block No.41 of Urur Village within the limit of 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/00120/2019 dated 29.03.2019.
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 and Water Supply (MA.I) Dept. dated 4.2.2019.
6. This office DC advice sent to the applicant in this office letter even No. dated 07.05.2019.
7. Earlier Planning Permission was issued by CMDA in file No.B1/15725/2017PP.No.B/Spl.Bldg./39 A & B/2019 Permit No.12922 dated 11.03.2019.
8. CMDA office order No.7/2019 dated 12.3.2019.
9. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
10. The applicant's letter dated 10.06.2019.

*****

The Planning Permission Application for the proposed construction of Stilt +4 floors Residential building with 8 Dwelling Units at A-12, 23rd Cross Street, GOCH Colony, Besant Nagar, Chennai-90 bearing in Old S.No.127 part, 17part (as per document),

Owners Signature.
For RAMANIYAM REAL ESTATES (P) LTD.
Authorised Signatory

Promoters Signature.
For RAMANIYAM REAL ESTATES P. LTD.
V. JAGGANNATHAN
MANAGING DIRECTOR

T.S.No.1/49, (as per Patta), Block No.41 of Urur 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 6th cited.

2. The applicant has remitted the following charges in the reference 6th cited.

Sl. No.	Description	Total Amount	
1.	Development Charges	Rs. 3,000/-	Amount remitted in Receipt No. B0012044 dated 4.6.2019.
2.	Scrutiny Fee	Rs. 2,000/-	
3.	Security Deposit for Building	Rs. 35,000/-	
4.	Infrastructure & Amenities Charges	Rs.1,13,000/-	
5.	MIDC Charges	Rs. 85,000/-	

3. Two sets of approved Plans are Numbered as B/ **Non - High Rise Building./ 123/ 2019 dated 17.06.2019** in **Planning Permit No.12606** are sent herewith. The **Planning Permit** is valid for the period **from 17.06.2019 to 16.06.2024.**

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

Owner's Signature
For RAMANIYAM REAL ESTATES (P) LTD.
Authorised Signatory

Promoter's Signature
For RAMANIYAM REAL ESTATES P. LTD.
V. JAGGANNATHAN
MANAGING DIRECTOR

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.

11. Earlier planning permission was issued by CMDA in the reference 7th had been charges adjusted in this planning permission and earlier planning permission had been cancelled.

12. 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

Owners Signature

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

Promoters Signature

For RAMANIYAM REAL ESTATES P. LTD.

JAGGANNATHAN
MANAGING DIRECTOR

(22)

Yours faithfully,

17/6/19

For Chief Planner (B-South)
Area Plans Unit

17/6/19

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

Copy to:

1. Thiru. Major M.S.Prakash & others
No.17/35, 2nd Main Road,
Gandhi Nagar,
Adyar
Chennai – 600 020.

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.

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

Owner's Signature.

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

COMMISSIONER OF OATHS
ADVOCATE
SL.No.29
CHENNAI

Promoter's Signature.

For RAMANIYAM REAL ESTATES P. LTD.

V. JAGGANNATHAN
MANAGING DIRECTOR

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

PERMIT No. 12606

B/Non-High Rise Bldg/123/2019 Date of Permit 17.06.2019

File No PP/SB/S(B2)/0120/2019

Name of Applicant with Address Thiru. Major M.S.Prakash & others No.17/35, 2nd Main Road, Gandhi Nagar, Adyar, Chennai-20.

Date of Application 29.03.2019

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

Site Address PP for the proposed construction of Stilt + 4 floors residential building with 8 dwelling units at A-12, 23rd Cross street, CIDCH Colony, Basant Nagar, Chennai-90. bearing in old S.No.127 part, 17 part, T.S.No.1/49(as per patta) Block No.41 of Urur village.

Division No.

Development Charge paid Rs. 3,000/- Challan No. B001204 Date 04.06.2019

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 16.06.2024

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.

Signature

For RAMANIYAM REAL ESTATES P. LTD.

A. JAGANNATHAN
MANAGING DIRECTOR

17/6/19

For MEMBER SECRETARY

14/6/19

Owner's Signature

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-South Region
கட்டிட அனுமதி

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)
(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN13/00171/2019		N/Non-High Riase Bldg / 123 / 2019 - 17/06/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N13	N176	24/07/2019	24/07/2019
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Major M.S.Prakash and Seven Others-No:17/35,2nd main road,Gandhi nagar,Adyar,Chennai - 600 020	
மேம்பாட்டு தன்மை / Service Type			
மனை அமைவிடம் / Plot address		Door No:A-12,Block No:41,Plot No:0, Survey No:T.S.No.1/49, G.O.C.H COLONY, Besant Nagar 23rd Cross Street,Besant Nagar,Besant Nagar,Urur, Chennai, 600090	
Building License Fees			144400
Road cut charges - CMWSSB SEWERAGE			14400
Road cut charges - CMWSSB, WATER			10800
Road cut charges - TNEB			10800
Scrutiny Fees			600
Street Alignment Charges			54300
Workers Welfare Board			203900
மொத்தக் கட்டணம்/ Total (In Rs.)			439200

Amount (in words): Rupees Four Lakh Thirty Nine Thousands Two Hundred Only

Payment Details:
DD Number: 252762 Amount (In Rs.): 439200 Date: 18/07/2019 Bank: AXIS BANK LTD.

பின் குறியிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பவிக்கப்பட்ட 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 முடிவு நாள் 23/01/2020 23/07/2024

ஆம் நேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

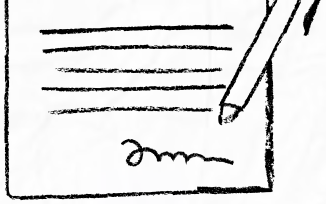
This Sanction will expire if the construction is not started with in 23/01/2020

If Construction started Building Permit is valid up to 23/07/2024

Digitally Signed by A S Murugan
Date: 24-Jul-2019 (15:37:47)
Executive Engineer (T.P.)

Owner's Signature
For RAMANIYAM REAL ESTATES (P) LTD.
Authorised Signatory

Promoter's Signature
For RAMANIYAM REAL ESTATES P. LTD.
V. JAGGANNATHAN
MANAGING DIRECTOR



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

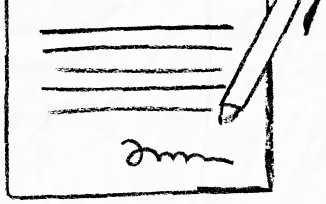
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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