



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/NHRB/N/0359/2020 Dated: 09.09.2020

To

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

Sir,

Sub: CMDA - APU - (B Channel - North Division) - Planning Permission Application for the proposed construction of Group Development with 4 Blocks of Ground Floor + 4 Floors Residential Building (Affordable Housing) with 520 Dwelling units at Fisherman Colony Scheme, Poondithangammal Street, Tondiarpet Village, Chennai - 600 081 comprised in R.S.No.4318 part, Block No.81, Suriya Narayanam Chetty Street of Tondiarpet Village within Greater Chennai Corporation Limit - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. The PPA received in SBC No.CMDA/PP/NHRB/N/0359/2020 dated 19.06.2020.
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, Municipal Administration and Water Supply (MA.I) Dept. dated 4.2.2019.
 6. CMDA office order No.7/2019 dated 12.3.2019.
 7. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
 8. G.O. (Ms) No.35 Housing and Urban Development (UD - 1(1)) Department, dated. 18.02.2020.
 9. G.O. (Ms) No.54 Housing and Urban Development (UD - 1(1)) Department, dated. 12.03.2020.
 10. This office DC advice sent to the applicant in this office letter even No. dated 31.07.2020.
 11. The applicant has gifted OSR I and II portion vide Doc No.1566/2020 and Land Delivery Receipt also received through TDR Division Vide U.O. Note No.TDR/OSR/7866/2020, dated.05.09.2020.

**EXECUTIVE ENGINEER,
RECONSTRUCTION DIVISION,
T.N.S.C.B., CHENNAI-10,**

12. The applicant has gifted Street Alignment portion vide Doc No.1567/2020 and Land Delivery Receipt also received through TDR Division Vide U.O. Note No.TDR/7867/2020, dated.05.09.2020 with certain condition.
13. The applicant's letter dated .05.08.2020 & 05.09.2020 along with undertaking.

Planning Permission Application for the proposed construction of Group Development with 4 Blocks of Ground Floor + 4 Floors Residential Building (Affordable Housing) with 520 Dwelling units at Fisherman Colony Scheme, Poondithangammal Street, Tondiarpet Village, Chennai – 600 081 comprised in R.S.No.4318 part, Block No.81, Suriya Narayanam Chetty Street of Tondiarpet Village within Greater Chennai Corporation Limit 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 10th cited.

2. The applicant has remitted the following charges in the reference 13th cited.

Sl. No.	Description	Total Amount	
1.	Development Charge	Rs.3,40,000/- (Rupees Three Lakh Forty Thousand only)	Vide Receipt No.B0016860 dated 04.08.2020.
2.	CMWSSB charges	Rs. 39,46,000/-(Rupees Thirty Nine Lakh Forty Six Thousand only)	
3.	Flag Day	Rs. 500/- (Rupees five hundred only)	

3. The applicant has gifted OSR portion vide Doc No.1566/2020 dated.01.09.2020 to an extent of 1809.785 sq.m with a condition that the applicant should hand over the OSR area before completion of the scheme to the Local Body without any structures, encroachment.

4. The applicant has gifted Street Alignment portion vide doc No.1567/2020 dated. 01.09.2020 to an extent of 258.08 sq.m. The applicant should hand over the Street Alignment area before completion of the scheme to the Local Body without any Structures/ Encroachment.

5. Two sets of approved Plans are numbered as B/NHRB/292 A to C/2020 dated.09.09.2020 in Planning Permit No.13661 are sent herewith. The Planning Permit is valid for the period from 09.09.2020 to 08.09.2025.


**EXECUTIVE ENGINEER,
RECONSTRUCTION DIVISION,
T.N.S.C.B., CHENNAI-10.**

6. 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.

7. 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.

8. 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.

9. 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.

10. As approved by Tamil Nadu Govt. in G.O.Ms.No.112, H&UD Dept. dated 22.6.2017, to carry out the provisions of Real Estate (Regulation and 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.”

11. 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.

12. Applicant shall not commence the construction without building approval from the Local Body concerned.

13. 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
Area Plans Units

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

EXECUTIVE ENGINEER,
RECONSTRUCTION DIVISION,
T.N.S.C.B., CHENNAI-10.

Copy to:

1. Thiru.D.Elamparithi,
Executive Engineer,
Reconstruction Division,
Tamil Nadu Slum Clearance Board,
T.P.Chatram,
Chennai – 600 010.
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.


**EXECUTIVE ENGINEER,
RECONSTRUCTION DIVISION,
T.N.S.C.B., CHENNAI-10.**

2)

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No.

13661
B/NHRB/292 A10C/2020

Date of Permit... 09.9.2020

File No. PP/NHRB/N/359/2020

Name of Applicant with Address...

T.P. Chathram,
Chennai-10

TNSCB, -EE,

Reconstruction North Division

Date of Application... 19.6.2020

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

PP for the proposed construction of Group development

Site Address: with 4 blocks of G+4 floors Residential Building (Affordable housing) with 520 dwelling

Division No. units of Fisherman Colony Scheme,

Poondithangammal Street, Tondiarpet Village Ch-81.

Comprised in R.S. No. 4318, Block No. 81,

Marayanchetty Street of Tondiarpet Village.

Development Charge paid Rs. 3,40,000/- Challan No. Bcc16860 Date 4.8.2020

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

08.9.2025

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

8.9.2020



EXECUTIVE ENGINEER,
RECONSTRUCTION DIVISION,
T.N.S.C.B., CHENNAI-10.

CONDITIONS

- Note : 1. According to Section 79 of the T. & C. P. Act 1971 (Act 35 of 1972) as amended by Act 22 of 1974 any person aggrieved by any decision of order of the Planning Authority Under section 49 or sub section (1) of section 54 may appeal to the Government within Two months from the date on which the decision or order was communicated
2. The Member Secretary, Chennai Metropolitan Development Authority reserves the right to revoke or modify the planning permission in the event of planning permit having been granted based either on wrong information furnished by the applicant or by misrepresentation of the facts or by any lapse of procedural formalities to be followed or permit having been obtained by any fraudulent manner.


**EXECUTIVE ENGINEER,
RECONSTRUCTION DIVISION,
T.N.S.C.B., CHENNAI-10.**



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	
CEBA/WDCN04/00337/2020		PP/NHRB/N/0359/2020 - 09/09/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுப்பெறப்பட்ட நாள் / Application Date
N04	N039	28/09/2020	12/09/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER-RECONSTRUCTION NORTH DIVISION, TNSCB, T.P.CHATRAMCHENNAI - 600010.	
சேவையளிக்கும் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:81, Survey No:S.No.4318, SURIYA NARAYANAM STREET, NAGOORAN THOTTAM (SCB), Nagooran Thottam, Old Washermenpet, Tondiarpet, Chennai, 600081	
Building License Fees		2127800	
Road cut charges - CMWSSB SEWERAGE		92500	
Road cut charges - CMWSSB, WATER		92500	
Road cut charges - TNEB		92500	
Scrutiny Fees		600	
Street Alignment Charges		509800	
Workers Welfare Board		2486500	
மொத்தக் கட்டணம் / Total (In Rs.)		5402200	

Amount (in words): Rupees Fifty Four Lakhs Two Thousand Two Hundred Only

Payment Details:

DD Number: 007631 Amount 5402200 Date: 18/09/2020 Bank: HDFC BANK
(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 27/03/2021
முடிவு நாள் 27/09/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 27/03/2021

If Construction started Building Permit is valid up to 27/09/2025



Digitally Signed by A S Murugan
Date: 28-Sep-2020 (12:13:18)

Executive Engineer (T.P.)

EXECUTIVE ENGINEER,
RECONSTRUCTION DIVISION,
T.N.S.C.B., CHENNAI-10.



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