



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.

12908

R/NHRB/325/2019

Date of Permit 24.10.2019

Dr. S. Ramamoorthy,
Dr. S. Sundararaman, 2054-A,
45, 2nd Avenue, Anna
Nagar, CH-040.

File No.

PP/SB/C/457/2019

Name of Applicant with Address.....

Date of Application 26.06.2019

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

PP for the proposed construction of 5th floor
4 floors commercial building (office) at Plot No.

Site Address. 2054-A, Door No. 45, 2nd Avenue/13th
Main road, Anna Nagar West, Chennai

Division No. Comprised in old S.No. 214 part 2
207, T.S.No. 1, Block No. 19 of Koyambet
Village within 94 limit.

Development Charge paid Rs. 32,000/- Challan No. B004202 Date 27.07.2019

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

23.10.2024

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

For KUMAR BUILDERS

Proprietor

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/C/ 451 /2019

Dated: 24.10.2019

To

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

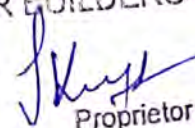
Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt floor +4 floors, Commercial building (office) at Plot No.2054 A, Door No.45, 2nd Avenue/13th Main Road, Anna Nagar West, Chennai, comprised in Old S.No.214 part & 207, T.S.No.1, Block No.19 of Koyambedu 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/451/2019, dated 26.06.2019.
 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 19.09.2019.
 9. The applicant's letter dated 27.09.2019.

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors, Commercial building (office) at Plot No.2054 A, Door No.45, 2nd Avenue/13th Main Road, Anna Nagar West, Chennai, comprised in Old S.No.214 part & 207, T.S.No.1, Block No.19 of Koyambedu 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 KUMAR BUILDERS


Proprietor

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. 32,000/-	B0014202 dated 27.09.2019.
ii)	Scrutiny fee	Rs. 3,000/-	
iii)	Regularization charges	-	
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 2,58,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
vii)	Infrastructure & Amenities charges	Rs. 3,49,000/-	
Viii)	Metro Water Infrastructure Development charges	Rs. 2,25,000/-	
ix)	Shelter fee	-	
x)	Premium FSI charges	-	

3. Two copies of approved Plans are Numbered as B / NHRB / 325 / 2019 dated 24.10.2019 in Planning Permit No. 12908 are sent herewith. The Planning Permit is valid for the period from 24.10.2019 to 23.10.2024.

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 KUMAR BUILDERS

[Signature]
Proprietor

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.

“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 பிற்கே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

For KUMAR BUILDERS

Proprietor

3/4

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. 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 Chief Planner
Area Plans Unit

24/10/19

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

Copy to:

1. **Applicant**
✓ Dr.S.Ramamurthy &
Dr.S.Sundararaman,
No.2054 A Door No.45,
2nd Avenue, Anna Nagar,
Chennai - 600 040.
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 KUMAR BUILDERS
Proprietor



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகராமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டில் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின படி.)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் Building Plan No.

CEB/A/WD/NOS/00386/2019

கட்டிட அனுமதி எண் Plan Submission No.

PP/SB/C/451/2019 - 24/10/2019

பகுதி எண் / Zone

பகுதி / Ward

அனுமதி தர நாள் Approval Date

மனுபெற்று நாள் Application Date

NOS

N099

09/12/2019

09/12/2019

மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி Applicant name & address

Dr.S.RAMAMURTHY AND Dr.S.SUNDARARAMAN-
PLOT NO : 2054-A, DOOR NO : 45, 2ND AVENUE,
ANNA NAGAR WEST, CHENNAI - 600040.

பிளான் எண் / Plan No.

Building Permit for CMDA Approved Plan

மனு அனுமதி / Plot address

Door No:45,Block No:19,Plot No:2054 - A, Survey
No:18 No:13th MAIN ROAD, ANNA NAGAR WEST,
2nd Avenue
Lane:Thirumangalam,Thirumangalam,Koyambedu, Chennai,

Building License Fees	124100
Road cut charges - CMWSSB SEWERAGE	44300
Road cut charges - CMWSSB WATER	44300
Road cut charges - TNFB	44300
Scrutiny Fees	600
Workers Welfare Board	163900
மொத்தக் கட்டணம் Total (In Rs.)	421500

Amount (in words): Rupees Four Lakh Twenty One Thousands Five Hundred Only

Payment Details

DD Number 944795 Amount 421500 Date 29/11/2019 Bank PUNJAB NATIONAL BANK
(In Rs.)

மனு குறிப்பில் குறிப்பிடப்பட்டுள்ள கட்டணங்கள் ஒன்றியத்தில் செலுத்தப்பட்டுள்ளதால் அனுமதி தரப்படுகிறது.

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

மனு குறிப்பில் குறிப்பிடப்பட்டுள்ள கட்டணங்கள் ஒன்றியத்தில் செலுத்தப்பட்டுள்ளதால் அனுமதி தரப்படுகிறது.
08/12/2019

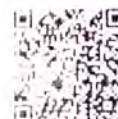
மனு குறிப்பில் குறிப்பிடப்பட்டுள்ள கட்டணங்கள் ஒன்றியத்தில் செலுத்தப்பட்டுள்ளதால் அனுமதி தரப்படுகிறது.

This Sanction will expire if the construction is not started within 08/06/2020

If Construction started Building Permit is valid up to 08/12/2024

For KUMAR BUILDERS

[Signature]
Proprietor



Digitally Signed by A S Murugan
Date: 09-Dec-2019 (12:08:43)

Executive Engineer (T.P.)



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