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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/S(B2)/0525/2020 Dated: 02.03.2021

To

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

Sir,

Sub: CMDA - APU - (B Channel - South Division) - Planning Permission for the proposed construction of Ground floor + 4 floors (15.65m height) with 20 dwelling units of Residential Building at Pallikaranai, Chennai comprised in S.No.23/1 (part) & 23/4 (part) of Pallikaranai 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/NHRB/S/0525/2020 dated 25.09.2020.
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. This office DC advice sent to the applicant in this office letter even No. dated 21.01.2021
9. The applicant's letter dated 05.02.2021

Planning Permission Application for the proposed construction of Ground floor + 4 floors (15.65m height) with 20 dwelling units of Residential Building at Pallikaranai, Chennai comprised in S.No.23/1 (part) & 23/4 (part) of Pallikaranai Village within the Limit of 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 8th cited.

PA(S)
Pl. communicate
to EE & follow
up with the
sp. 2/3/2021

2. The applicant has remitted the following charges in the reference 9th cited.

Sl. No.	Description	Total Amount	Vide Receipt No.CMDA/PP/RC/0012/2021 dated 04.02.2021
1.	Development Charge	Rs.11,000/-	
2.	MIDC	Rs. 1,53,000/-	

3. Two sets of approved Plans are Numbered as PP/ NHRB / 57 / 2021 / A & B dated. 02.03.2021 in Planning Permit No. 13965 are sent herewith. The Planning Permit is valid for the period from 02.03.2021 to 01.03.2026.

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

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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.

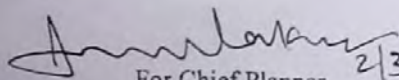
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment 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. 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 2/3/21
(B-South, APU)
2/3/21

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

Copy to:

1. Thiru.M.Alaguponniah
Executive Engineer (A/C), Division - II,
Tamil Nadu Slum Clearance Board,
13th Sector, 83rd Street, Sivalingapuram,
K.K.Nagar, Chennai - 78.
2. The Member
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai - 600 034.
3. The Commissioner of Income Tax
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.
4. The Senior Planner
Enforcement Cell CMDA,
Chennai - 600 008.
5. The Chief Engineer,
CMWSSB
No.75, Santhome High Road,
Raja Annamalaipuram, MRC Nagar,
Chennai - 600 028.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின படி)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN14/00092/2021		PP/NHRB/S(B2)/0525/2020 - 02/03/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி திகதி / Approval Date	மனுப்பப்பட்ட திகதி / Application Date
N11	N188	25/03/2021	09/03/2021
கட்டுமானம் செய்து கொடுக்கிறவரின் பெயர் மற்றும் முகவரி / Applicant name & address		THE EXECUTIVE ENGINEER-Division -II, TNSCB, 13th Sector, 83rd Street, Sivalingapuram, K.K. Nagar, Chennai - 600078.	
சேவை வகை / Service Type		Building Permit for CMDA Approved Plan	
பகுதி முகவரி / Plot address		Survey No: 23/1 part & 23/4 part, Mylai Balaji Nagar 1st Block, Mylai Balaji Nagar, Pallikaranai, Pallikarani, Chennai, 600100	
Building License Fees		62600	
Road cut charges - CMWSSB SEWERAGE		11700	
Road cut charges - CMWSSB, WATER		8800	
Road cut charges - TNEB		8800	
Scrutiny Fees		600	
Workers Welfare Board		102600	
மொத்தக் கட்டணம் / Total (In Rs.)		195100	

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

Payment Details:

DD Number: 018789

Amount 195100
(In Rs.):

Date: 17/03/2021

Bank: HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு இடம் அனுமதிக்கு ஒப்பளிக்கும்படி, 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.

அனுமதி கால முடிவு

24/03/2026

Permit Valid upto

24/03/2026



Digitally Signed by A S Murugan
Date: 25-Mar-2021 (16:17:00)

Executive Engineer (T.P.)

சென்னை மாநகராட்சி

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

PERMIT No.

13365

Date of Permit 02.03.2021

PP/NHRB/57/2021/A&B Thiru. M. Abguperriah.

File No. PP/NHRB/51B2/525/2020 Executive Engineer (A/C),
Division-II, Tamil NaduName of Applicant with Address, Slum clearance Board,
13th Sector, 93rd Street,Sivalingapuram, Date of Application 25.09.2020.
K. K. Nagar, Chennai - 78.

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

PP for the proposed construction

Site Address: of Ground floor & 4 floors (15.65m

height) with 20 dwelling units of
Division No. Residential building at Pallikarai,
Chennai in S.No. 23/1 (part) & 23/4 (part) of
Pallikarai village.Development Charge paid Rs. 1,00,000/- Challan No. 104/02/2021
RC/0012/2021

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

01.03.2026.

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] 2/3/21
 For MEMBER SECRETARY



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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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hello@verified.realestate
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