



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

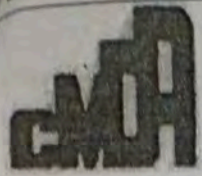
Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



BY REGISTERED POST WITH ACK DUE

57



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
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/C/ 518 /2020

Dated: 02.03.2021

To

The Commissioner,
Thiruverkadu Municipality,
Chennai.

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt floor + 3 floors, Residential building with 15 dwelling units at Plot No.1, Approved Lay out Road, Ayanambakkam, Chennai, comprised in S.No.441/2B1 part of Ayanambakkam village within the limit of Thiruverkadu Municipality - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref:
1. Planning Permission Application received in SBC No. CMDA/PP/NHRB/C/518 /2020, dated 23.09.2020.
 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 & 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. G.O.Ms.No.41, Amendments to TNCDBR 2019 dated 31.01.2020.
 9. G.O.Ms.No.54, H&UD Department (UD4(3) Department dated 12.03.2020.
 10. DC and other charges sent to the applicant in this office Online letter even No. dated 14.12.2020.
 11. Applicant's letter dated 09.02.2021.

The Planning Permission Application for the proposed construction of Stilt floor + 3 floors, Residential building with 15 dwelling units at Plot No.1, Approved Lay out Road, Ayanambakkam, Chennai, comprised in S.No.441/2B1 part of Ayanambakkam village within the limit of Thiruverkadu Municipality 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.

For V.R. BUILDERS

S. Vignaraj
Partner

Rajul
Partner

57

2. The applicant has remitted the following charges in the reference 11th cited.

Sl. No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 24,000/-	B0018262 dated 31.12.2020
ii)	Scrutiny fee	Rs. 4,000/-	
iii)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 3,81,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	Rs.15,000/-	
Vii)	Infrastructure & Amenities charges	Rs. 5,35,000/-	
Viii)	MIDC	-	

3. Two copies of approved Plans are Numbered as **PP / NHRB / 54 / 2021 dated 02.03.2021** in **Planning Permit No. 13962** 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 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.Ms.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 பிறகே, செயல்படுத்த வேண்டும் என்ற நிபந்தனைக்கு உட்பட்டு இந்த திட்ட அனுமதி ஒப்பளிக்கப்படுகிறது.”

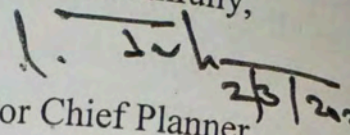
9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.

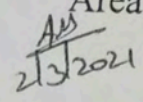
10. Applicant shall not commence construction without building approval from the Local Body concerned.

For V.R. BUILDERS
S. Vignaraj
Partner

11. Further, the Planning Permission issued under the TNCD&BR, 2019 subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,


For Chief Planner
Area Plans Unit



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

Copy to:

1. **Applicant**

M/s.V R Builders Rep. by its partner,
Mrs.S.Vejarani and Thiru.J.Rahul Sankirthiyayan,
No.2/724A, Kazura Garden 2nd Street,
Neelangarai,
Chennai – 600 115.
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 Deputy Planner**
Enforcement Cell (Central)
CMDA, Chennai – 600 008.

(62)

திருவேற்காடு நகராட்சி ஆணையர் அவர்களின் செயல்முறைகள்

முன்னிலை :- திருமதி . M. R. வசந்தி, M.A.,

ந.க.எண். 1382/2021/எப்1

நாள் : 12/03/2021

பொருள் : திருவேற்காடு நகராட்சி - குடியிருப்பு கட்டிடம் கட்ட கட்டிட அனுமதி - அயனம்பாக்கம் கிராமம் - நில அளவை எண்: 441/2B1 பகுதி, பிளாட் எண்: 1 - Stilt floor +3 Floors, 15 Dwelling units கொண்ட குடியிருப்பு கட்டிடம் கட்ட - கட்டிட அனுமதி அளித்து உத்தரவிடுதல் - தொடர்பாக.

பார்வை : 1. உறுப்பினர் செயலர், சென்னை பெருநகர வளர்ச்சிக் குழுமம் அவர்களின் கடித எண்: PP/NHRB/C/518/2020, நாள்: 02.03.2021.
2. M/s. VR Builders Rep. Mrs. S. Vejarani & Thiru. J. Rahul Sankirithiayan அவர்களின் கடித எண்: 08/03/2021.

திருவேற்காடு நகராட்சி அயனம்பாக்கம் கிராமம் நில அளவை எண்: 441/2B1 பகுதி, பிளாட் எண்: 1 - Stilt floor + 3 Floors, 15 Dwelling units கொண்ட குடியிருப்பு கட்டிடம் கட்ட பார்வை 1ல் கண்டுள்ள சென்னை பெருநகர் வளர்ச்சிக் குழுமம் திட்ட அனுமதி எண்: PP/NHRB/54/2021 மற்றும் கடிதம் எண் PP/NHRB/C/518/2020, நாள்: 02.03.2021. என்படி திட்ட அனுமதி வழங்கப்பட்டுள்ளது. மேற்படி மனுதாரரின் விண்ணப்பம் பரிசீலனை செய்யப்பட்டு, நகராட்சிக்கு செலுத்த வேண்டிய உரிய கட்டணங்கள் மனுதாரரால் கீழ்க்கண்டவாறு செலுத்தப்பட்டுள்ளதால் அயனம்பாக்கம் கிராமம் - நில அளவை எண்: 441/2B1 பகுதி, பிளாட் எண்: 1 - Stilt floor +3 Floors, 15 Dwelling units கொண்ட குடியிருப்பு கட்டிடம் கட்ட கட்டிட அனுமதி அளித்து உத்தரவிடப்படுகிறது.

கட்டண விவரம்	தொகை. ரூ.	இரசீது எண்/நாள்
கட்டிட உரிமையாணைக் கட்டணம்	4,36,000/-	9352/11.03.2021
மழைநீர் சேகரிப்பு கட்டணம்	30,000/-	9333/11.03.2021
ஆய்வு கட்டணம்	2,000/-	9334/11.03.2021
கொடிநாள்	5,000/-	9335/11.03.2021
காலிமனை வரி	2021 - நடப்பு தேதி வரை	9404/11.03.2021
கட்டிட தொழிலாளர் நலநிதிக் கட்டணம்	3,23,000/-	ICICI Bank Manapakkam 500439 Date : 11/03/2021

பெறுநர் :

M/s. V.R. Builders,
Rep. Mrs. S. Vejarani and
Thiru.J. Rahul Sankirithiayan,
No. 2/724 A, Kazura Garden 2nd Street,
Neelangarai, Chennai - 115

For V.R. BUILDERS
Partner
Partner

ஆணையர்,
திருவேற்காடு நகராட்சி.
12/3/2021
12/3/2021

(62)



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