



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: mcmda@tn.gov.in

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/0018/2020 Dated: 21.10.2020

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 Stilt floor +2 Floors +3rd Floor (part) with 11 dwelling units of Residential Building at Plot No.C, Kuberan Nagar Main Road, Madipakkam, Chennai - 91 comprised in Old S.No. 205/4 (part), 205/6 (part), New S.No.205/22, 205/6A1A1 and 205/6A2, of Madipakkam 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/0018/2020 dated 04.01.2020.
 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 03.08.2020
 9. The applicant's letter dated 09.10.2020

Planning Permission Application for the proposed construction of Stilt floor +2 Floors +3rd Floor (part) with 11 dwelling units of Residential Building at Plot No.C, Kuberan Nagar Main Road, Madipakkam, Chennai - 91 comprised in Old S.No. 205/4 (part), 205/6 (part), New S.No.205/22, 205/6A1A1 and 205/6A2, of Madipakkam Village within the Limit of Greater Chennai Corporation Limit received

For PRIYA CONSTRUCTION

Proprietor

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.

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

Sl. No.	Description	Total Amount	Vide Receipt No. B0017447 dated 28.09.2020
1.	Development Charge	Rs.20,000/-	
2.	Scrutiny Fee	Rs.3,000/-	
3.	I&A charges	Rs.3,94,000/-	
4.	Security Deposit for Building	Rs.2,91,000/-	
5.	Security Deposit for Display Board	Rs.10,000/-	
6.	Security Deposit for Septic Tank	Rs. 11,000/-	

3. Two sets of approved Plans are Numbered as B/ NHRB / 351 / 2020 dated. 21.10.2020 in Planning Permit No. 13720 are sent herewith. The Planning Permit is valid for the period from 21.10.2020 to 20.10.2025.

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,

FOR PRIYA CONSTRUCTION
Proprietor

219
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.

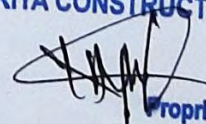
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide 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.

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.

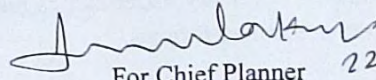
10. Applicant shall not commence construction without building approval from the Local Body concerned.

For PRIYA CONSTRUCTION


Proprietor

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 22/10/20,
(B-South, APU)
22/10/20

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

Copy to:

1. **N.Rajendran (GPA)**
No.87/8, 1st Street,
1st Sector, K.K.Nagar,
Chennai - 600078.
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.

For PRIYA CONSTRUCTION

Proprietor

For PRIYA CONSTRUCTION

20/10/20

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 13720

B/NHRB/351/2020.

Date of Permit 24.10.2020.

Thiru. N. Rajendran (GPA)

File No. PP/NHRB/SLB2/018/2020. No. 8-1/8, 1st Street,

Name of Applicant with Address, 1st Section, R.K. Nagar,
Chennai - 78.

Date of Application 04.01.2020

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

PP for the proposed construction
Site Address of Stilt floor + 3 Floors + 3rd Floor part
with 11 dwelling units of Residential
Division No. building at Plot No. C, Kuberan
Nagar Main Road, Modipakkam, Chennai - 91
in old S. No. 205/4 (part), 205/6 (part), New
S. No. 205/22, 205/6A1A1 and 205/6A2 of
Modipakkam village.

Development Charge paid Rs. 20,000/- Challan No. 80017447 Date 28.09.2020

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 20.10.2025

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
21/10/2020

For PRIYA CONSTRUCTION
Proprietor



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		தீட்ட அனுமதி எண் / Plan Submission No	
CEBA/WDCN14/00024/2021		PP/NHRB/S(B2)/0039/2020 - 20/11/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N14	N188	18/02/2021	29/11/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		N.RAJENDRAN GPA-FOR Mrs.S. VIYAYALAKSHMI & Mrs. R. PASUMPON, NO:87/8 1ST STREET, 1ST SECTOR, K.K. NAGAR, CHENNAI-600078.	
மெம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Plot No:C, Survey No:NEW S.No:205/22, 205/6A1A1 & 205/6A2, MAIN ROAD, Kubera Nagar, Kubera Nagar Ext., Madipakkam, Madipakkam, Chennai, 600091	
Building License Fees		160300	
Road cut charges - CMWSSB, SEWERAGE		23600	
Road cut charges - CMWSSB, WATER		23600	
Road cut charges - TNEB		23600	
Scrutiny Fees		600	
Workers Welfare Board		221300	
மொத்தக் கட்டணம் / Total (In Rs.)		453000	

Amount (in words): Rupees Four Lakh Fifty Three Thousands Only

Payment Details:

DD Number: 382102

Amount 453000
(In Rs.):

Date: 30/01/2021

Bank: CENTRAL BANK OF INDIA

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.

அனுமதி கால முடிவு
Permit Valid upto

17/02/2026
17/02/2026

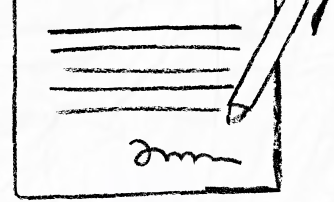


Digitally Signed by A S Murugan
Date: 18-Feb-2021 (12:34:40)

Executive Engineer (T.P.)

For PRIYA CONSTRUCTION

Priya Construction



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.



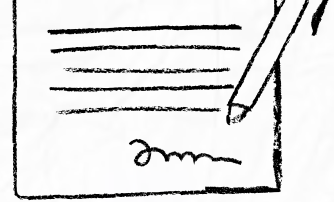
NRI & Investment Services

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