



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. 13790

Date of Permit. 17.12.2020

PP/NHRB/421/2020

Tnt. S. Jayageetha & Thiru.

File No. PP/NHRB/N/605/2020 S. Devanarath,

NO. W-740, 1st Floor,

Name of Applicant with Address.....

4th Avenue, Syndicate Bank Colony, Anna Nagar,
West Extension, Chennai-101.

Date of Application. 11.11.2020

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

PP for The proposed construction of Stilt +3 Floors

Site Address Residential Building with 15 dwelling units

at Yadhawal Street, Padi Village, Ambattur, Chennai-50

Division No. Comprised in S. No. 358/1-28 per Patta

S. No. 358/1A1A, T. S. No. 69/2, Ward - I, Block NO. 6 of
Padi Village, Ambattur Taluk, Chennai.

Development Charge paid Rs. 22,000/- / 8008084 / 10.12.2020
Challan No. Date.

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

16.12.2025

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.

S. Jayageetha
For MEMBER SECRETARY

17.12.2020

S. Jayageetha

S. De...th.

For GP HOMES PVT. LTD.

E. G. P. P. P.
Director



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		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA/WDCN07/00010/2021		PP/NHRB/N/0605/2020 - 17/12/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N07	N087	19/01/2021	21/12/2020
மனுதரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		S.Jayageetha and S. Devananth-No:W-740, 1st Floor, 4th Avenue, Syndicate Bank colony, Anna-Nagar west Extension, Chennai-600101.	
மனுபெற்று தகவல் / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Block No:6, WARD-I, Survey No:69/2,, YADHAVVAL STREET PADI, NEAR HARJ PHOTO STUDIO, PADI, Padi, Chennai. 600050	
Building License Fees		172100	
Road cut charges - CMWSSB SEWERAGE		14300	
Road cut charges - CMWSSB, WATER		10700	
Road cut charges - TNEB		10700	
Scrutiny Fees		600	
Tentative improvement charges		84600	
Workers Welfare Board		232200	
மொத்தக் கட்டணம் / Total (In Rs.)		525200	

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

Payment Details:

DD Number: 073360

Amount 525200
(In Rs.):

Date: 08/01/2021

Bank: HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட தகவலின்படி 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 18/01/2026
Permit Valid upto 18/01/2026



Digitally Signed by Banukumar P
Date: 19-Jan-2021 (15:17:16)

Executive Engineer (T.P.)

S. Jeyageetha

S. Devanth

For GP HOMES PVT. LTD.

E. P. B. K.
Director

12. இந்திய அரசு அறிவிப்பு எண் N656, நாள் 24.11.1995 ன் படி இரண்டு அடுக்கு மற்றும் அதற்கு அமர்ப்பட்ட அடுக்குமாத ஓடியிருப்பில் தனது தனத்தின் தயார் பெட்டி (Letter Delivery Box) பொருத்தப்பட வேண்டும்.

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.inWebsite: www.cmdachennai.gov.in

Letter No. PP/NHRB/N/0605/2020 Dated: 17.12.2020

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 Stilt + 3 Floors Residential Building with 15 Dwelling units at Yadhawal Street, Padi Village, Ambattur, Chennai - 50 comprised in S.No.358/1 as per Patta S.No.358/1A1A, T.S.No.69/2, Ward - I Block No.6 of Padi Village, Ambattur Taluk, Chennai 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/0605/2020 dated 11.11.2020.
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 08.12.2020.
9. The applicant's letter dated 14.12.2020.

The Planning Permission Application for the proposed construction of Stilt + 3 Floors Residential Building with 15 Dwelling units at Yadhawal Street, Padi Village, Ambattur, Chennai - 50 comprised in S.No.358/1 as per Patta S.No.358/1A1A, T.S.No.69/2, Ward - I Block No.6 of Padi Village, Ambattur Taluk, Chennai within Greater Chennai Corporation

S. Jagan Prakash
S. Jagan Prakash

For GP HOMES PVT. LTD.

E. G. B. D.
Director

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.

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

Sl. No.	Description	Total Amount	Vide Receipt No.B0018084 dated 10.12.2020.
1.	Development Charge	Rs.28,000/- (Rupees Twenty Eight Thousand only)	
2.	Scrutiny Fee	Rs.3,500/- (Rupees Three Thousand Five Hundred only)	
3.	Regularization Charges	Rs.69,000/- (Rupees Sixty Nine Thousand only)	
4.	Security Deposit for Building	Rs.3,66,000/- (Rupees Three Lakh Sixty Six Thousand only)	
5.	S.D for Display Board	Rs.10,000 /- (Rupees Ten Thousand only)	
6.	I & A Charges	Rs.5,13,000/- (Rupees Five Lakh Thirteen Eight Thousand only)	
7.	MIDC Charges	Rs.3,51,000/- (Rupees Three Lakh Fifty One Thousand only)	
8.	Flag Day	Rs. 500/- (Rupees five hundred only)	

3. Two sets of approved Plans are Numbered as **PP/NHRB/421/2020** dated.17.12.2020 in Planning Permit No.13790 are sent herewith. The Planning Permit is valid for the period from 17.12.2020 to 16.12.2025.

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, 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 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) அபுரிட்டமெண்டிற்கு விளம்பரம் செய்யவோ விற்பனை செய்யவோ முன்பதிவு செய்யவோ, விற்கவோ (அ) விலை அறிவிப்பு செய்யவோ மனை, கட்டிடம் (அ)

S. Jeyaraj

S. Jeyaraj

For GP HOMES PVT. LTD.

3/4

Director

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.

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,

S. S. Srinivasan
17/12/2020
For Chief Planner
Area Plans Unit

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

Copy to:

1. ✓ Tmt.S.Jayageetha & Thiru.S.Devananth
No - W - 740, 1st Floor,
4th Avenue,
Syndicate Bank Colony,
Anna Nagar West Extension,
Chennai - 600 101.
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

For CP HOMES PVT. LTD.



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