



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

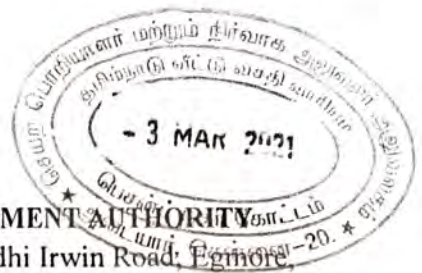
Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



BY REGISTERED POST WITH ACK DUE

000663



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)/0613/2019 Dated: 26.02.2021

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

Sir,

Sub: CMDA - APU - (B Channel - South Division) - The Planning Permission for the proposed construction of Stilt floor + 5 Floors (18.0 height) with 10 dwelling units of Residential Building at Plot No.3, Door No.3, 29th cross street and Nedunchelian Street, Besant Nagar, Chennai-600090 Comprised in Old S.No.161/3pt, T.S.No.2, Block No.51, Ward No-001 of Thiruvanmiyur 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(B2) /0613/2020 dated 17.11.2020.
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 17.12.2020.
 9. The applicant's letter dated 09.02.2021

The Planning Permission for the proposed construction of Stilt floor + 5 Floors (18.0 height) with 10 dwelling units of Residential Building at Plot No.3, Door No.3, 29th Cross Street and Nedunchelian Street, Besant Nagar, Chennai-600090 Comprised in Old S.No.161/3pt, T.S.No.2, Block No.51, Ward No-001 of Thiruvanmiyur 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.

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

Sl. No.	Description	Total Amount	Vide Receipt No.B0018307 dated 07.01.2021.
1.	Development Charge	Rs.23,000/-	
2.	Scrutiny Fee	Rs.3,000/-	
3.	SD for Building	Rs.3,11,000/-	
4.	SD for Display Board	Rs10,000/-	
3.	I&A charges	Rs.4,57,000/-	
4.	MIDC	Rs. 2,97,000/-	

3. Two sets of approved Plans are Numbered as PP/NHRB/48/2021/A&B dated 26.02.2021 in Planning Permit No.13956 are sent herewith. The Planning Permit is valid for the period from 26.02.2021 to 25.02.2026.

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.

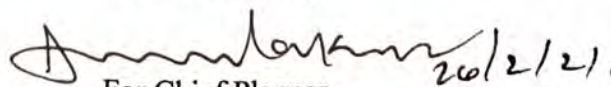
Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide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

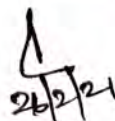
8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment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


26/2/21



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவினாவுக்கு)

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No

CEBA/WDCN13/00121/2021

திட்ட அனுமதி எண் / Plan Submission No

PP/NHRB/S(B2)/0613/2019 - 26/02/2021

பகுதி எண் / Part

N13

கோட்டம் / Ward

N176

அனுமதி நாள் / Approval Date

11/05/2021

மனுபெற்றுள்ள நாள் / Application Date

16/03/2021

நுகர்வோர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address

THE EXECUTIVE ENGINEER AND ADO-TAMIL
NADU HOUSING BOARD, BESANT NAGAR DIVISION
No:48, Dr. MUTHULAKSHMI SALAI, ADYAR,
CHENNAI-600020.

கட்டிட சேவைகள் / Service Type

Building Permit for CMDA Approved Plan

கட்டிட அமைவிடம் / Plot address

Door No:3, Block No:51, Plot No:3, Survey No:TS.No: 2,
NEDUNCHELIAN STREET & 29th Cross Street, Besant
Nagar, Besant Nagar, Thiruvanniyur, Chennai, 600090

Building License Fees	140600
Road cut charges - CMWSSB SEWERAGE	29000
Road cut charges - CMWSSB, WATER	21700
Road cut charges - TNEB	21700
Scrutiny Fees	600
Workers Welfare Board	193500
மொத்தக் கட்டணம் / Total (In Rs.)	407100

Amount (in words): Rupees Four Lakh Seven Thousand One Hundred Only

Payment Details

DD Number: 813505

Amount 407100
(In Rs.):

Date: 21/04/2021

Bank: INDIAN BANK

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

10/05/2026

Permit Valid upto

10/05/2026



Digitally Signed by A S Murugan
Date: 11-May-2021 (17:33:42)

Executive Engineer (T.P.)

[Handwritten signature]



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