



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](mailto: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: [mscmda@tn.gov.in](mailto:mscmda@tn.gov.in)Website: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

Letter No. PP/NHRB/N/0538/2020, Dated: 23.12.2020

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 Residential Flats at Plot No.2B, U.R.Nagar Extension, Padi, Chennai – 600 050 Comprised in S.No.11/1, 11/2, 11/1A1, 11/1A2 & 11/2B1, 11/2B2 (as per doc), S.No.11/1A1 part, 11/2B1 part & 20 part, Ward No.I, T.S.No.15, Block No.14 of Padi Village (as per patta), Ambattur Taluk 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/N/0538/2020, dated 29.09.2020.
  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 10.11.2020.
  9. The applicant's letter dated.01.12.2020.

\*\*\*\*\*

The Planning Permission Application for the proposed construction of Residential Flats at Plot No.2B, U.R.Nagar Extension, Padi, Chennai – 600 050 Comprised in S.No.11/1, 11/2, 11/1A1, 11/1A2 & 11/2B1, 11/2B2 (as per doc), S.No.11/1A1 part, 11/2B1 part & 20

part, Ward No.1, T.S.No.15, Block No.14 of Padi Village (as per patta), Ambattur Taluk within the limit of Greater Chennai Corporation Limit received in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 9<sup>th</sup> cited.

| Sl. No. | Description                   | Total Amount  | Vide Receipt No. B0017985, dated.01.12.2020. |
|---------|-------------------------------|---------------|----------------------------------------------|
| 1.      | Development Charge            | Rs.18,000/-   |                                              |
| 2.      | Scrutiny Fee                  | Rs.3,000/-    |                                              |
| 3.      | Security Deposit for Building | Rs.2,87,000/- |                                              |
| 4.      | SD for Display Board          | Rs.10,000/-   |                                              |
| 5.      | I & A Charges                 | Rs.4,01,000/- |                                              |
| 6.      | CMWSSB Charges                | Rs.2,76,000/- |                                              |
| 7.      | Flag Day                      | Rs. 500/-     |                                              |

3. Two sets of approved Plans are Numbered as PP/NHRB/428/2020 dated.23.12.2020 in Planning Permit No.13797 are sent herewith. The Planning Permit is valid for the period from 23.12.2020 to 22.12.2025.

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 jurisdiction of the Local Body concerned as stated in the Building Rules under 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) 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.”

111

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. Prasanna*  
For Chief Planner 23/12/2020  
Area Plans Unit

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

Copy to:

1. Thiru.R.J.Veera Ragavan,  
No.2, Perumal Koil Street,  
Arumbakkam,  
Chennai – 600 106.
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



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/WDCN07/00102/2021                                                  |                | PP/NHRB/N/0538/2020 - 23/12/2020                                                                         |                                      |
| மண்டலம் / Zone                                                          | கோட்டம் / Ward | அனுமதி நாள் / Approval Date                                                                              | மனுபெறப்பட்ட நாள் / Application Date |
| N07                                                                     | N088           | 12/04/2021                                                                                               | 02/02/2021                           |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address |                | R.J.VEERARAGAVAN-No: 2, PERUMAL KOIL STREET, ARUMBAKKAM, CHENNAI - 600106.                               |                                      |
| சேவைகளுக்கான தன்மை / Service Type                                       |                | Building Permit for CMDA Approved Plan                                                                   |                                      |
| மனை அமைவிடம் / Plot address                                             |                | Block No:14,Plot No:2B, Survey No:TS.No:15, U R NAGAR PADI, A,PARK ROAD,A.N.W.EXTN,Padi, Chennai, 600050 |                                      |
| Building License Fees                                                   |                | 149000                                                                                                   |                                      |
| Road cut charges - CMWSSB SEWERAGE                                      |                | 42700                                                                                                    |                                      |
| Road cut charges - CMWSSB, WATER                                        |                | 32000                                                                                                    |                                      |
| Road cut charges - TNEB                                                 |                | 32000                                                                                                    |                                      |
| Scrutiny Fees                                                           |                | 600                                                                                                      |                                      |
| Workers Welfare Board                                                   |                | 211600                                                                                                   |                                      |
| மொத்தக் கட்டணம்/ Total (In Rs.)                                         |                | 467900                                                                                                   |                                      |

Amount (in words): Rupees Four Lakh Sixty Seven Thousands Nine Hundred Only

Payment Details:

DD Number: 978566

Amount 467900  
(In Rs.):

Date: 24/03/2021

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  
Permit Valid upto

11/04/2026  
11/04/2026



Digitally Signed by Banukumar P  
Date: 12-Apr-2021 (13:57:53)

Executive Engineer (T.P.)



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](mailto:hello@verified.realestate)  
[+91 9996 12 9996](tel:+919996129996)  
[www.verified.realestate](http://www.verified.realestate)