



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, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/1202/2019, Dated:31.01.2020

To

The Principal Chief Engineer,
Greater Chennai Corporation,
Ribbon Building, Chennai 600003.

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 4 floors + 5th floor (Part) (18.30m Height) Residential building with 14 dwelling units availing Premium FSI at Plot No.72 & 73, Door No.2, 2nd Main Road and 2nd Cross Street, Thirumalai Nagar Annex, Perungudi, Chennai 600096 in Old S.No.47/1, Patta S.No.47/9 of Perungudi Village within the limit of Greater Chennai Corporation – Approved and forwarded to Local Body for issue of Building Permit – Reg.

- Ref:
1. Planning Permission Application received in SBC No.CMDA/PP/NHRB/S/1202/2019, dated 23.12.2019
 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 MAWS (MA-I) Department, dated 04.02.2019.
 6. CMDA office order No.7/2019 dated 12.03.2019
 7. This office letter even No.dated 03.01.2020 addressed to SRO, Neelangarai
 8. GLV Letter No.22/2020 dated 08.01.2020 received from SRO, Neelangarai
 9. This office DC letter even No.dated.20.01.2020
 10. Applicant's letter dated 24.01.2020

For PRIYA CONSTRUCTIONS

V. A. S. S. S. S. S.
Proprietor



The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5th floor (Part) (18.30 m Height) Residential building with 14 dwelling units availing Premium FSI at Plot No.72 & 73, Door No.2, 2nd Main Road and 2nd Cross Street Thirumalai Nagar Annex, Perungudi, Chennai 600096 in Old S.No.47/1, Patta S.No.47/9 of Perungudi 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 9th cited.

2. The applicant has remitted the following charges in the reference 10th cited.

i)	Development charges	₹ 24,000/-	Receipt No. B0015582, dated 22.01.2020.
ii)	Scrutiny Fee	₹ 4,000/-	
iii)	Regularization charges	₹ 61,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 3,72,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	₹ 14,000/-	
viii)	Infrastructure & Amenities Charges	₹ 5,72,000/-	
ix)	Premium FSI Charges	₹ 61,52,000/-	

3. Two sets of approved Plans are numbered as B/NHRB/44/2020, dated 31.01.2020, Planning Permit No.13313 are sent herewith. The Planning Permit is valid for the period from 31.01.2020 to 30.01.2025.

4. The Localbody 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

For PRIYA CONSTRUCTIONS

V. de. shun

Proprietor

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.

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.

10. Applicant shall not commence construction without building approval from the Greater Chennai Corporation.

Yours faithfully,

V. She. Sharm
Proprietor

For
Arc
3/2/2020

1. Two sets of approved Plans
2. Two copies of Planning Permit



Copy to:

1. **Thiru.V.S.Ramakrishnan,**
Door No.137, Pillaiyar Koil Street,
Okkiyam Thoraipakkam
Chennai – 600 097.
2. **The Deputy Planner**
Enforcement Cell (South), CMDA, Chennai – 8.
(With one set of approved plans).
3. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.
4. **The Member**
Appropriate Authority
No.108, Mahatma Gandhi Road, Nungambakkam,
Chennai-34.



For **PRIYA CONSTRUCTIONS**

V. de *Shun*

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		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN14/00095/2020		PP//NHRB/S(B1)/1202/2019 - 31/01/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N14	N186	26/02/2020	26/02/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		V.S.Ramakrishnan-No:137, Pillayar Koil Street, Okkiyam Thoraipakkam, Chennai- 600 097.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:2,Plot No:72 & 73, Survey No:S.No.47/9, 2nd CROSS STREET &, Thirumalai Nagar 2nd main road,Thirumalai Nagar,Perungudi,Perungudi, Chennai, 600096	
Building License Fees		178200	
Road cut charges - CMWSSB SEWERAGE		19500	
Road cut charges - CMWSSB, WATER		14700	
Road cut charges - TNEB		14700	
Scrutiny Fees		600	
Tentative improvement charges		288000	
Workers Welfare Board		242600	
மொத்தக் கட்டணம்/ Total (In Rs.)		758300	

Amount (in words): Rupees Seven Lakh Fifty Eight Thousands Three Hundred Only

Payment Details:

DD Number: 767645 Amount 758300 Date: 19/02/2020 Bank: CITY UNION BANK LTD
(In Rs.):

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.

இந்த அனுமதி 25/08/2020
முடிவு நாள் 25/02/2025

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 25/08/2020

If Construction started Building Permit is valid up to 25/02/2025

For PRIYA CONSTRUCTIONS

V. S. Murugan
Proprietor



Digitally Signed by A S Murugan
Date: 26-Feb-2020 (13:30:18)

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
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate