Verified RealEstate™

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™

111

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
Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/C/ 1219 /2019 Dated: 02.09.2020

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

Sir,

Sub: CMDA – APU – (B Channel - Central Division) – Planning Permission for the proposed construction of Stilt + 4 Floors, Residential Building with 8 Dwelling units. at New Door No.22, Old Door No. 6, Plot No. B-193, 11th Avenue, Ashok Nagar, Chennai comprised in Old S.Nos.222/1 part & 223/ 9 Part, T.S.No. 42, Block No.72 of Kodambakkam village within Greater Chennai Corporation Limit- Approved and forwarded to Local Body for issue of Building Permit - Regarding.

Ref:
1. Planning Permission Application received in SBC No.CMDA/ PP/NHRB/C/1219/2019, dated 30.12.2019.
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, Municipal Administration & Water Supply (MA-I) Dept, dated 04.02.2019.
6. Office Order 7/2019 dated 12.03.2019.
7. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
8. Earlier PP issued by CMDA vide PP. No. B/Spl. Bldg/ 240/ 2018 in letter No. BC1/14963/2018 dated 17/10/2018.
9. DC and other charges sent to the applicant in this office Online letter even No. dated 04.06.2020.
10. The applicant's letter dated 13.08.2020

****

The Planning Permission Application for the proposed construction of Stilt + 4 Floors, Residential Building with 8 Dwelling units. at New Door No.22, Old Door No. 6, Plot No. B-193, 11th Avenue, Ashok Nagar, Chennai comprised in Old S.Nos.222/1 part & 223/ 9 Part, T.S.No. 42, Block No.72 of Kodambakkam village within Greater Chennai Corporation Limitreceived 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.

Afzal Begum

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

Sl. No	Description	Charges worked out for this PPA	Charges/ Deposits already paid in file No. BC1/ 14963/2018 Rt. No. B008230 dt: 08.10.2018	Balance amount remitted in Rt. No. B0016561 Dt: 16.06.2020
i)	Development charges	Rs. 18,000/-	Rs. 16,400/-	Rs. 1,600/-
ii)	Scrutiny fee	Rs. 3,000/-	Rs. 2,050/-	Rs. 3,000/-
iii)	Regularization charges	Nil	Nil	Nil
iv)	Open Space Reservation charges	Nil	Nil	Nil
iv)	Security Deposit for Building	Rs. 2,78,000/-	Rs. 2,60,000/-	Rs. 18,000/-
v)	Security Deposit for Display Board	Rs.10,000/-	Rs.10,000/-	Nil
vi)	Security Deposit for	Nil	Nil	Nil
vii)	Infrastructure & Amenities charges	Rs. 1,02,000/- Earlier FSI area was adjusted	Rs.3,00,600/-	Rs.1,02,000/-
Viii)	Metro Water Infrastructure	Rs. 2,67,000/-	Rs.1,92,400/-	Rs.74,600/-
ix)	Shelter fee	Nil	Nil	Nil
x)	Premium FSI charges	Nil	Nil	Nil

3. Two copies of approved Plans are Numbered as **B / NHRB / 280 / 2020 dated 02.09.2020** in **Planning Permit No. 13649** are sent herewith. The **Planning Permit** is valid for the period **from 02.09.2020 to 01.09.2025**.

Note : PP issued earlier in the Reference 8th cited has been cancelled.

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.

"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

Afzal Begum

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. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 7th cited.

Yours faithfully,

For Chief Planner
Area Plans Unit

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

Copy to:

1. **Applicant**
Tmt. Afzal Begum,
No. 6/22, 11th Avenue,
Ashok Nagar, Chennai - 83.

2. **The Member**
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai – 600 034.

3. **The Chief Engineer**
CMWSSB,
No.1, Pumping Station Road,
Chintadripet, Chennai - 600 002.

4. **The Commissioner of Income Tax**
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

5. **The Deputy Planner**
Enforcement Cell (Central)
CMDA, Chennai – 600 008.

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு - பணித்துறை

Town Planning Section-Works Department

REVISED PLAN

Building Permission

(1919 ஆம்ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)

(1919 MCMC Act Section 238)

கட்டட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
CEBA/WDCN10/00443/2020		PP/NHRB/C/1219/2019 - 02/09/2020	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N10	N132	29/12/2020	29/12/2020
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		AFZAL BEGUM-DOOR NO:22/6, 11th AVENUE, ASHOK NAGAR, CHENNAI - 600083.	
மேற்கொள்ளத் தக்கவை / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:22/6,Block No:72,Plot No:B-193, Survey No:TS.NO: 42, 11th Avenue Ashok Nagar,Ashok Nagar,Ashok Nagar,Kodambakkam, CHENNAI. 600095	
Building License Fees			16600
Road cut charges - CMWSSB SEWERAGE			1000
Road cut charges - CMWSSB, WATER			1000
Road cut charges - TNEB			1000
Scrutiny Fees			2800
மொத்தக் கட்டணம்/ Total (In Rs.)			22400

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

M.W.G.W.F. DD Details : DD Number: 069808 Amount: 25000 Rs. Date:23/11/2020 Bank:HDFC BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி முடிவு நாள் 28/06/2021 28/12/2025 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

This Sanction will expire if the construction is not started with in 28/06/2021

If Construction started Building Permit is valid up to 28/12/2025

29/12/2020

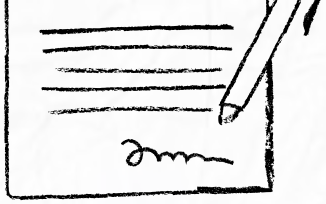
Assistant Executive Engineer (T.P.)

29/12/2020

Executive Engineer (T.P.)

29/12/20 29/12/20

Afzal Begum



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

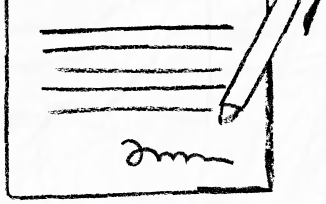
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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

Verified RealEstate™

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
www.verified.realestate