



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™



⑧ Approval letter

691

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@cm.gov.in

Website: www.cmdachennai.gov.in

Letter No. PP/NHRB/S(B2)/026/2021 Dated: 04.08.2021

To

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

Sir,

Sub: CMDA - APU - (B Channel - South Division) - The Planning Permission is for the proposed construction of Stilt floor + 4 floors (15.0m height) with 16 dwelling units of Residential Building availing with premium FSI at Plot No.96, Door No.1/92, 18th Street, Nanganallur, Co-Operative Building Scheme, Comprised in S.No.99/1, (as per Doc) S.No.99/4 (as per Patta) of Ullagaram 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/026/2021 dated 20.01.2021
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 (M.A.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 19.03.2021
 9. The applicant's letter dated 23.07.2021

The Planning Permission Application is for the proposed construction of Stilt floor + 4 floors (15.0m height) with 16 dwelling units of Residential Building availing with premium FSI at Plot No.96, Door No.1/92, 18th Street, Nanganallur, Co-Operative Building Scheme, Comprised in S.No.99/1, (as per Doc) S.No.99/4 (as per Patta) of Ullagaram Village within the Greater Chennai Corporation Limit received in

N.V. Sanyal

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. 693

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

Sl. No.	Description	Total Amount	Vide Receipt No. B0019428 dated 09.07.2021
1.	Development Charge	Rs.28,000/-	
2.	Scrutiny Fee	Rs.4,000/-	
3.	I&A charges	Rs.6,23,000/-	
4.	Security Deposit for Building	Rs.4,28,000/-	
5.	Security Deposit for Display Board	Rs.10,000/-	
6.	Premium FSI	Rs.32,60,000/-	
7.	MIDC	Rs.4,10,000/-	

3. Two sets of approved Plans are Numbered as PP / NHRB / 235 / 2021 dated 04.08.2021 in Planning Permit No. 14343 are sent herewith. The Planning Permit is valid for the period from 04.08.2021 to 03.08.2026.

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.

695

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. 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.

697
Yours faithfully,

[Signature]
For Chief Planner
(B-South, APU)
4/8/21

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

Copy to:

1. **M/S. Aavaasa Builders Rep by N.S.Sridhar**
Flat No.2, Ground Floor, K.G.Nataraj Palace,
No.54, Saravana Street, T.Nagar,
Chennai - 600 017.

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

3. **The Commissioner of Income Tax**
No.168, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

4. **The Senior Planner**
Enforcement Cell CMDA,
Chennai - 600 008.

5. **The Chief Engineer,**
CMWSSB
No.75, Santhome High Road,
Raja Annamalai Puram
Chennai - 600 028.



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரவாழ்வு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டு சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின (டி))

(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		கட்டிட அனுமதி எண் / Plan Submission No	
CEBA WDC/N14/00278/2021		PP/NHRB/S(B2)/026/2021 - 04/08/2021	
மண்டலம் / Zone	வார்ட் / Ward	அனுமதி நாள் / Approval Date	பயன்பாட்டில் நாள் / Application Date
N14	N168	13/09/2021	19/08/2021
புகாராளர் பெயர் மற்றும் முகவரி / Applicant name & address		AAVAASA BUILDERS-REP BY N.S. SRIDHAR, FLAT NO.2, GROUND FLOOR, K.G.NATARAJ PALACE, NO.54, SARAVANA STREET, T.NAGAR, CHENNAI - 600017.	
சேவா வகை / Service Type		Building Permit for CMDA Approved Plan	
புவி முகவரி / Plot address		Door No 1/92, Plot No:96, Survey No:S.No99/4, CO-OPERATIVE BUILDING SCHEME, 18TH STREET, Jayanthi Nagar, Ullagaram, Ullagaram, Chennai, 600091	
Building License Fees		195300	
Road cut charges - CMWSSB SEWERAGE		28500	
Road cut charges - CMWSSB, WATER		21400	
Road cut charges - TNEB		21400	
Scrutiny Fees		600	
Workers Welfare Board		267700	
மொத்த கட்டணம் / Total (In Rs.)		534900	

Amount (in words): Rupees Five Lakh Thirty Four Thousands Nine Hundred Only

Payment Details.

DD Number 506453

Amount 534900
(In Rs.).

Date: 03/09/2021

Bank: ICICI BANK

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு அனுமதிக்கு உட்பட்டதாகவும், 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

12/09/2026

Permit Valid upto

12/09/2026



Digitally Signed by K

Sundararajan

Date: 13-Sep-2021 (12:51:53)

Executive Engineer (T.P.)

N.S. Sundararajan



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