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™



BY REGISTERED POST WITH ACK.DUE

(9)

0 275

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, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0664/2020, Dated:18.03.2021

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 with 16.0m height Residential Building with 8 dwelling units availing Premium FSI at New Door No.186 &188, Old Door No.125/1 & 125/2, Venkatachalam Street and Sri Puram 1st Street, Mylapore, Chennai 600004 in R.S.No.1104/1, 1104/2 & 1105, Block No.23 of Mylapore Villagewithin 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/0664/2020, dated.18.12.2020.
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 MAWS (MA-I) Department, dated 04.02.2019.
6. CMDA office order No.7/2019 dated 12.03. 2019
7. This office DC letter even No. dated.04.01.2021.
8. Applicants letter dated.13.01.2021

******

The Planning Permission Application for proposed construction of Stilt floor + 4 floors with 16.0m height Residential Building with 8 dwelling units availing Premium FSI at New Door No.186 &188, Old Door No.125/1 & 125/2, Venkatachalam Street and Sri Puram 1st

For GANESAN BUILDERS LTD.

Director

Sudha Kasturirajan
1. Sudha kasturi
2. K Amutha
3. K. Srinath

Street, Mylapore, Chennai 600004 in R.S.No.1104/1, 1104/2 & 1105, Block No.23 of Mylapore 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 7th cited.

2. The applicant has remitted the following charges in the reference 8th cited.

i)	Development charges	₹ 20,000/-	**Receipt No. B0018481, dated:03.02.2021**
ii)	Scrutiny Fee	₹ 3,000/-	
iii)	Regularization charges	₹ 58,000/-	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 3,00,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹ 4,45,000/-	
ix)	Premium FSI Charges	₹ 16,93,000/-	
x)	Shelter charges	Nil	
xi)	MIDC Charges	₹ 2,86,200/-	

3. Two sets of approved Plans are numbered as **PP/NHRB/82/2021, dated.18.03.2021**, **Planning Permit No.13990** are sent herewith. The Planning Permit is valid for the period from **18.03.2021** to **17.03.2026.**

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

For GANESAN BUILDERS LTD.

Director

1. Sudha Kasturi 2. K. Amutha 3. K. Srinath

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. The applicant is requested to intimate the Enforcement Cell, CMDA at all the stages of construction of building viz, namely (i) Commencement of construction, (ii) Plinth level and (iii) Last storey and apply for Completion Certificate along with the order of continuance accorded for different stages by CMDA'

10. 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.

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

For GANESAN BUILDERS LTD.

Director

Sudha Kasturi Raja
1. Sudha Kasturi

2. K Amritha

3. K. Srinath

12. 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(B-South)
Area Plans Unit.

18/9/24

Encl:

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

Copy to:

1. **M/s.Ganesan Builders Limited,**
   Represented by its Director Thiru.R.Karthik Narayanan
   GPA for 1.Tmt.Sudha Kasturi Rangan, 2.Tmt.K.Amrtha and 3.Thiru.K.Srinath,
   No.46-A, C.P.Ramaswamy Road,
   Abiramapuram, Chennai 600018.
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.
5. **The Managing Director,**
   CMWSSB,
   No.2, Pumping Station Road,
   Chinthadripet, Chennai-600002.

For GANESAN BUILDERS LTD.
Director

4/5

1. Sudha Kasturi 2. K Amrtha 3. K. Srinath

பெருநகர சென்னை மாநகராட்சி

Greater Chennai Corporation

நகரமைப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

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/WDCN09/00133/2021		PP/NHRB/S(B1)/0664/2020 - 18/03/2021	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N119	11/06/2021	23/03/2021
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Ganesan Builders Limited Rep by its Director Mr. R. Karthik Narayanan GPA For-Mrs. Sudha Kasturirangan & 2 others, No:46-A, C.P.Ramaswamy Road, Abhiramapuram, Chennai- 600 018.	
மேம்பாட்டு தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:old.125/1 & 125/2,New. 186 & 188,Block No:23,Survey No:RS.No: 1104/1,2,&1105 SRI PURAM 1st STREET &, Venkatachalam Street,Mylapore,Mylapore,Mylapore, Chennai, 600004	
Building License Fees			137600
Road cut charges - CMWSSB SEWERAGE			29000
Road cut charges - CMWSSB, WATER			21700
Road cut charges - TNEB			21700
Scrutiny Fees			600
Street Alignment Charges			60000
Workers Welfare Board			195500
மொத்தக் கட்டணம்/ Total (In Rs.)			466100

Amount (in words): Rupees Four Lakh Sixty Six Thousands One Hundred Only

Payment Details:
DD Number: 528219 Amount (In Rs.): 466100 Date: 26/04/2021 Bank: ICICI 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 10/06/2026
Permit Valid upto 10/06/2026

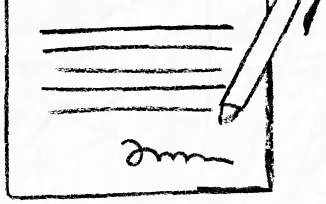
Digitally Signed by A S Murugan
Date: 11-Jun-2021 (11:39:41)

Executive Engineer (T.P.)

For GANESAN BUILDERS LTD

Director

Sudha Kasturirang
1. Sudha Kasturi. 2. K. Amritha 3. K. Srinath



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

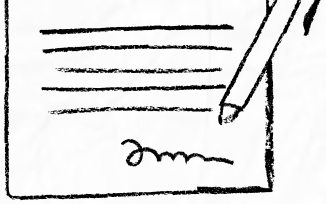
Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

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