



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: mscmda@tn.gov.in, Web site: www.cmdachennai.gov.in

Letter No.PP/NHRB/S(B1)/0168/2022. Dated: 28.06.2022

To

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

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission Application is for the proposed construction of Stilt floor + 5 floors Residential Building with 10 dwelling units (18.30m height) **availing premium FSI** at Plot No.151 New Door No. 10 Old Door No.16 Shastri Nagar 8th cross street, Shastri Nagar, Adyar, Chennai-600 020 bearing T.S.No.25 Block No. 36 of Urur 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/0168/2022, dated.17.03.2022.
 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.17.05.2022.
 8. Applicants letter dated.26.05.2022 & 13.06.2022.

The Planning Permission Application is for the proposed construction of Stilt floor + 5 floors Residential Building with 10 dwelling units (18.30m height) **availing premium FSI** at Plot No.151 New Door No. 10 Old Door No.16, Shastri Nagar 8th cross street, Shastri Nagar, Adyar, Chennai-600 020 bearing T.S.No.25 Block No. 36 of Urur 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	₹ 26,000/-	Receipt No. CMDA/PP/Ch/ 7568/2022 dated: 09.06.2022
ii)	Scrutiny Fee	₹ 500/-	
iii)	Regularization charges	Nil	
iv)	Open space & reservation charges	Nil	
v)	Security Deposit for Building	₹ 3,78,000/-	
vi)	Security Deposit for Display Board	₹ 10,000/-	
vii)	Security Deposit for Septic Tank	Nil	
viii)	Infrastructure & Amenities Charges	₹ 6,08,000/-	
ix)	Premium FSI Charges	₹ 1,50,20,000/- Adjusted the part of DRC No. 097/2022 dated. 04.03.2022 towards the remittance of premium FSI Charges of Rs. 1,50,20,000/-	
x)	Shelter charges	Nil	
xi)	MIDC Charges	₹ 4,36,000/-	

3. Two sets of approved Plans are numbered as **PP/NHRB/191/2022, dated. 28. 06.2022, Planning Permit No.14868** are sent herewith. The Planning Permit is valid for the period from **28.06.2022 to 27.06.2030**.

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 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.

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,

[Signature]

**For Senior Planner
Area Plans Unit.**

[Signature]
28/10/2022

Encl:

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

Copy to:

1. **Thiru. T.Shanmugham,**
GPA for Tvl. 1.Kannan Radhakrishnan &
2.Deepak Narayanan Radhakrishnan
Dhurga Nivas, No.2, 5th Lane, Indira Nagar,
Adyar, Chennai-600020.
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.
6. **The Chair Person,**
TNRERA, CMDA Tower II
Chennai.600 008
(Along with one set of approved plan)

59

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

Premium FSI

PERMIT No. 14868

PP/NHRB/191/2022

Date of Permit 28.06.2022

Thiru. T. Shanmugham GIPA for

Tvl. 1. Kannan Radhakrishnan 2

2. Deepak Narayanan Radhakrishnan

File No PP/NHRB/S(LBID)/0168/2022 Dhurga Nilvas, NO:2

Name of Applicant with Address 5th Lane, Indira Nagar, Adyar, ch-20.

Date of Application 17.03.2022

Nature of Development : Layout/Sub-division of Land/Building construction/
Charge in use of Land/Building

PP for the proposed construction of Stilt floor + 5 floors

Site Address Residential building with 10 dwelling units

(18.30m height) availing Premium FSI at Plot No. B 151,

Shastri Nagar, Adyar, Chennai-600020 comprised in T.S. No. 25, Block No. 36 of Uruvillage, 8th cross street,

CMDA/PP/CH/7568/2022

Development Charge paid Rs. 26,000/- Challan No. Date 09.06.2022

PERMISSION is granted to the layout/sub-division of land/building construction/change in use of land/building according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on 06.2030 the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh. Planning Permission application/has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules. Planning permit will not be renewed.

For MEMBER SECRETARY



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

63

நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆர்.ஆன்.டி.ன் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி.)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண் / Building Plan No		திட்ட அனுமதி எண் / Plan Submission No	
CE/BA/WDCN13/00220/2022		PP/NHRB/S(B1)/0168/2022 - 28/06/2022	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N13	N176	20/07/2022	01/07/2022
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		T.SHANMUGHAM GPA FOR Tvl. KANNAN RADHAKRISHNAN and DEEPAK NARAYANAN RADHAKRISHNAN-DHURGA NIVAS NO.2,5th LANE, INDRA NAGAR,ADYAR,CHENNAI - 600020.	
சேவையின் தன்மை / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:NEW:10, OLD:16,Block No:36,Survey No:T.S.No.25, Sastri Nagar 8th Cross Street,Sastri Nagar,Adyar,Urur, Chennai, 600020	
Building License Fees		183300	
Road cut charges - CMWSSB SEWERAGE		28500	
Road cut charges - CMWSSB, WATER		21400	
Road cut charges - TNEB		21400	
Scrutiny Fees		600	
Workers Welfare Board		251600	
மொத்தக் கட்டணம் / Total (In Rs.)		506800	

Amount (in words): Rupees Five Lakh Six Thousand Eight Hundred Only

Payment Details:

DD Number: 501835

Amount 506800
(In Rs.):

Date: 13/07/2022

Bank: ICICI BANK

பின் குறிப்பிட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்மீது 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 19/07/2027

Permit Valid upto 19/07/2027



Digitally Signed by K
Sundararajan
Date: 20-Jul-2022 (13:05:09)
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