



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](mailto:hello@verified.realestate)

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





**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](mailto:mscmda@tn.gov.in), Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

**Letter No.PP/NHRB/S/0436/2022**

**Dated:04.11.2022**

To

**The Principal Chief Engineer,**  
Greater Chennai Corporation,  
Chennai600003

Sir,

Sub: CMDA – Area Plans Unit - 'B' Channel (South) - Planning Permission for the proposed construction of Stilt floor + 4 floors + 5<sup>th</sup> floor (Part) (18.0m height) Residential Building with 10 dwelling units availing **Premium FSI** at Block A-4, G.O.C.H.Colony, 2<sup>nd</sup> Main Road & 6<sup>th</sup> Cross Street, Besant Nagar, Chennai 600090, T.S.No.8/12, Block No.40 of Urur Village within the limits 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/0436/2022 dated 23.08.2022.
  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. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913/2019 dated 12.04.2019
  7. This office online DC letter even No. dated 14.10.2022 sent to the applicant through online.
  8. Applicant paid the DC and other charges to CMDA through online dated 14.10.2022.

\*\*\*\*\*

The Planning Permission Application for the proposed construction of Stilt floor + 4 floors + 5<sup>th</sup> floor (Part) (18.0m height) Residential Building with 10 dwelling units availing **Premium FSI** at Block A-4, G.O.C.H.Colony, 2<sup>nd</sup>Main Road& 6<sup>th</sup> Cross

Street, Besant Nagar, Chennai 600090, T.S.No.8/12, Block No.40 of Urur Village within the limits of Greater Chennai Corporation received in the reference 1<sup>st</sup> cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 7<sup>th</sup> cited.

2. The applicant has remitted the following charges in the reference 8<sup>th</sup> cited.

|       |                                    |               |                                                                                         |
|-------|------------------------------------|---------------|-----------------------------------------------------------------------------------------|
| i)    | Development charges                | ₹ 26,000/-    | <b>Receipt No.</b><br><b>CMDA/PP/Ch/</b><br><b>8814/2022</b><br><b>Dated 14.10.2022</b> |
| ii)   | Scrutiny Fee                       | ₹ 3,000/-     |                                                                                         |
| iii)  | RC for Land                        | ₹ 79,000/-    |                                                                                         |
| iv)   | Security Deposit for Building      | ₹ 3,86,000/-  |                                                                                         |
| v)    | Security Deposit for Building      | ₹ 10,000/-    |                                                                                         |
| vi)   | Infrastructure & Amenities Charges | ₹ 6,12,000/-  |                                                                                         |
| vii)  | Premium FSI                        | ₹ 24,45,000/- |                                                                                         |
| viii) | CMWSSB                             | ₹ 4,47,000/-  |                                                                                         |
| ix)   | Flag Day                           | ₹ 500/-       |                                                                                         |

- Two sets of approved Plans are numbered as **OL-PP/NHRB/0040/2022, dated.04.11.2022** in **Planning Permit No.OL-00040** are sent herewith. The Planning Permit is valid for the period from **04.11.2022 to 03.11.2030**.
- 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.
- 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.
- 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. This Planning Permission is not final. The applicant has to approach the Commissioner, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.
10. Applicant shall not commence construction without building approval from the Commissioner, Greater Chennai Corporation.
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.

12. 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'

Your's faithfully,



Digitally signed by M  
S SANTHOSH KUMAR  
Date: 2022.11.04  
15:08:59 +05'30'

for **Senior Planner**

Encl:-

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

Copy to: -

1. **M/s.Indu Housing Development (Chennai) Private Limited,**  
Represented by its Managing Director Thiru.S.P.Babuvijay  
GPA for 1.N.Kavitha, 2.Sunita alias Sunita Soundararajan, 3.Mohan  
Ramdass, 4.Seethalakshmi alias R.Sitalakshmi, 5.Sreekanth Anantharaman  
and 6.R.Pushpa alias Pushpa Ramakrishnanin  
New Door No.32, Old Door No.T67-B,  
32<sup>nd</sup> Street, Besant Nagar, Chennai  
Email: babuvijaysp@gmail.com
2. **The Deputy Planner**  
Enforcement Cell (South), CMDA,  
Chennai -600008. (With one set of approved plan).
3. **The Commissioner of Income Tax**  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai-600034.
4. **The Member**  
Appropriate Authority  
No.108, Mahatma Gandhi Road,  
Nungambakkam, Chennai-600034.
5. **The Chief Engineer,**  
CMWSSB,  
No.75, Santhome High Road,  
Raja Annamalaipuram, MRC Nagar,

Chennai-600028.

6. **The Chairperson,**  
**TNRERA,**  
No.1A, 1<sup>st</sup> Floor,  
Gandhi Irwin Bridge Road, Egmore,  
Chennai-600008. (With one set of approved plan).



235

**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](mailto:mscmda@tn.gov.in),  
Web site: [www.cmdachennai.gov.in](http://www.cmdachennai.gov.in)

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

File No. : CMDA/PP/NHRB/S/0436/2022  
Planning Permission No. : OL-PP/NHRB/0040/2022  
Permit No. : OL-00040 Date of Permit : 04.11.2022

|                                |                                                                                                                                                                                                                                                                                 |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name of Applicant with Address | : M/s.Indu Housing Development (Chennai) Private Limited,<br>Represented by its Managing Director Thiru.S.P.Babuvijay<br>GPA for 1.N.Kavitha and others<br>New Door No.32, Old Door No.T67-B,<br>32 <sup>nd</sup> Street, Besant Nagar, Chennai<br>Email: babuvijaysp@gmail.com |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Date of Application : 23.08.2022

Nature of Development: Building : Proposed construction of Stilt floor + 4 floors + 5<sup>th</sup> floor (Part)  
(18.0m height) Residential Building with 10 dwelling units  
availing Premium FSI

|              |                                                                                                                                                                                                                      |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Address | : Block A-4, G.O.C.H.Colony, 2 <sup>nd</sup> Main Road & 6 <sup>th</sup> Cross Street,<br>Besant Nagar, Chennai 600090, T.S.No.8/12, Block No.40 of<br>Urur Village within the limits of Greater Chennai Corporation |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Development Charge Paid : Rs.26,000/- (Rupees Thirty seven thousand only)

Receipt No : CMDA/PP/Ch/8814/2022, Dated,14.10.2022

Permission is granted to the building according to the authorized copy of the plan attached hereto and subject to the condition mentioned below.

The permit expires on **03.11.2030**. The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then fresh Planning Permission Application has to be submitted for continuing the construction work. The Rules that may be currently in force at that time will be applicable.

Yours faithfully



Digitally signed by M.S.  
SANTHOSH KUMAR  
Date: 2022.11.04  
15:09:44 +05'30'

For MEMBER SECRETARY



பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation

நகரமப்பு பிரிவு

Town Planning Section-Works

கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் 114)

(1919 MCMC Act Section 238)

| கட்டிட அனுமதி எண் / Building Plan No                                     |                | திட்ட அனுமதி எண் / Plan Submission No                                                                                                                                                                     |                                      |
|--------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| CEBA/WDCN13/00359/2022                                                   |                | CMDA/PP/NHRB/S/0436/2022 - 03/10/2022                                                                                                                                                                     |                                      |
| மண்டலம் / Zone                                                           | கோட்டம் / Ward | அனுமதி நாள் / Approval Date                                                                                                                                                                               | மனுபெறப்பட்ட நாள் / Application Date |
| N13                                                                      | N174           | 22/11/2022                                                                                                                                                                                                | 14/11/2022                           |
| மனுபெற்றவர் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address |                | INDU HOUSING DEVELOPMENT CHENNAI PRIVATE LIMITED-REP. BY ITS MANAGING DIRECTOR THIRU.S.P. BABU VIJAY GPA FOR N.KAVITHA AND OTHERS, NEW DOOR No:32, OLD No:T67-B,32nd STREET,BESANT NAGAR, CHENNAI-600090. |                                      |
| பெறும் சேவை / Service Type                                               |                | Building Permit for CMDA Approved Plan                                                                                                                                                                    |                                      |
| பெறும் அமைவிடம் / Plot address                                           |                | Block No:40,Plot No:BLOCK No: A-4, Survey No:T.S.No:8/12, G.O.C.H. COLONY, 2nd MAIN ROAD, Besant Nagar 6th Avenue Road,Adayar(N174),Adayar(N174),Urur, Chennai, 600090.                                   |                                      |
| Building License Fees                                                    |                | 192100                                                                                                                                                                                                    |                                      |
| Road cut charges - CMWSSB SEWERAGE                                       |                | 50000                                                                                                                                                                                                     |                                      |
| Road cut charges - CMWSSB. WATER                                         |                | 50000                                                                                                                                                                                                     |                                      |
| Road cut charges - TNEB                                                  |                | 50000                                                                                                                                                                                                     |                                      |
| Scrutiny Fees                                                            |                | 600                                                                                                                                                                                                       |                                      |
| Workers Welfare Board                                                    |                | 256800                                                                                                                                                                                                    |                                      |
| மொத்தக் கட்டணம் / Total (In Rs.)                                         |                | 599500                                                                                                                                                                                                    |                                      |

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

Payment Details:

DD Number: 220436

Amount 599500  
(In Rs.):

Date: 19/11/2022

Bank: INDIAN OVERSEAS BANK

பின் குறிப்பிட்ட நிபந்தனைகளுக்கு அனுமதிக்கு ஒப்பளிக்கப்பட்ட அனுமதி 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

21/11/2027

Permit Valid upto

21/11/2027



Digitally Signed by K  
Sundararajan

Date: 22-Nov-2022 (16:52:09)

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](mailto:hello@verified.realestate)  
[+91 9996 12 9996](tel:+919996129996)  
[www.verified.realestate](http://www.verified.realestate)