



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™





103

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.

File No. : CMDA/PP/NHRB/N/0285/2023

Date : 08/08/2023

To

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

Sir,

Sub: CMDA-Area plans Unit - 'NHRB (North) – Planning Permission for the proposed construction of Stilt floor (Parking)+ 1st Floor + 2 nd Floor to 5 th Floor Part Residential Building (Height – 18.30m) with 50 Dwelling units including Gym, availing Premium FSI at Plot No: 15A,15B,15C, 16A, 16B and 16C, 5th Main Road and Jeswanth Nagar 1st Street of Mogappair Village, Chennai ,lies in Approved Layout PPD/LO No: 141/93, comprised in Old S.No: 603/13,14,16,17, 603/part and T.S.No: 7/82 and 7/83, Block No: 25, Ward-H of Mogappair 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/N/285/2023, dated 21.04.2023.
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012
 3. G.O.Ms.No.78, H&UD Department dated 4.5.2017.
 4. .G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 5. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 6. G.O.(Ms).No.18 MAWS Department, dated 04.02.2019 and published in Government Gazette No.43, Extraordinary Part-III, Section 1(a), dated 04.02.2019
 7. Office Order No.7/2019 dated 12.03.2019.
 8. G.O.Ms.No.19, H&UD [UD4(1)] Department dated 02.03.2022
 9. W.P.(MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 of 2019 dated 12.4.2019
 10. This office DC advice sent to the applicant through online dated .05.07.2023
 11. Bank Guarantee Ref No: 0505623BG0001098 Dated 07.07.2023 for Rs. 14,36,000/- State Bank of India Valid up to dated 06.07.20231 for SD for Building claim valid before date.06.07.2031.
 12. Bank Guarantee Ref No: 0505623BG0001099 Dated 07.07.2023 for Rs. 10,000/- State Bank of India Valid up to dated 06.07.20231 for SD for Display Board claim valid before date.06.07.2031.
 13. Applicant remitted the DC and other charges on .06.07.2023, 07.08.2023.

The Planning Permission application for the proposed construction of Stilt floor (Parking)+ 1st Floor + 2 nd Floor to 5 th Floor Part Residential Building (Height – 18.30m) with 50 Dwelling units including Gym, availing Premium FSI at Plot No: 15A,15B,15C, 16A, 16B and 16C, 5th Main Road and Jeswanth Nagar 1st Street of Mogappair Village, Chennai ,lies in Approved Layout PPD/LO No: 141/93, comprised in Old S.No: 603/13,14,16,17, 603/part and T.S.No: 7/82 and 7/83, Block No: 25, Ward-H of Mogappair Village, within the limits 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 10th cited. Applicant has furnished Bank Guarantee Ref No: 0505623BG0001098 Dated 07.07.2023 for Rs. 14,36,000/- towards SD for Building and Bank Guarantee Ref No: 0505623BG0001099 Dated 07.07.2023 for Rs. 10,000/- towards SD for Display Board in the reference 11 th and 12 th cited for the payment mentioned in the table below Serial No. VII and VIII .

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

Sl. No.	Charges	Total Amount	Amount remitted in Receipt No. and Dated
I	Scrutiny Fees	Rs.15,306.00	CMDA/PP/Ch/10593/2023 & dt. : 21 April, 2023
II	Scrutiny Fees	Rs.7,653.00	CMDA/PP/Ch/11009/2023 & dt. : 08 June, 2023
III	Balance Scrutiny Fees	Rs.6,000.00	CMDA/PP/Ch/11259/2023 & dt. : 06 July, 2023
IV	Development charges for land per Sq. m.	Rs.10,000.00	CMDA/PP/Ch/11259/2023 & dt. : 06 July, 2023
V	Development charges for building per Sq. m.	Rs.78,000.00	CMDA/PP/Ch/11259/2023 & dt. : 06 July, 2023
VI	Regularisation charge for land	Rs.2,18,000.00	CMDA/PP/Ch/11259/2023 & dt. : 06 July, 2023
VII	Security Deposit for Building	Rs.14,36,000.00	CMDA/PP/RC/0041/2023 & dt. : 07 August, 2023
VIII	Security Deposit for Display Board	Rs.10,000.00	CMDA/PP/RC/0041/2023 & dt. : 07 August, 2023
IX	I & A Charge	Rs.22,55,000.00	CMDA/PP/Ch/11259/2023 & dt. : 06 July, 2023
X	Premium FSI Charges	Rs.5,90,50,000.00	CMDA/PP/Ch/11259/2023 & dt. : 06 July, 2023
XI	Shelter Charges	Rs.23,20,000.00	CMDA/PP/Ch/11259/2023 & dt. : 06 July, 2023
XII	IDC - CMWSSB (For sewerage area only)	Rs.18,40,000.00	CMDA/PP/Ch/11259/2023 & dt. : 06 July, 2023
XIII	Flag Day Charge	Rs.500.00	CMDA/PP/Ch/11259/2023 & dt. : 06 July, 2023

- Two sets of approved Plans are Numbered as OL-PP/NHRB/0305/2023 dated 08/08/2023 in Planning Permit No. OL-00445 are sent herewith. The Planning Permit is valid for the period from 08/08/2023 to 07/08/2031.
- 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.
- 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 Engineer / 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.
- 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

105

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 concerned Local Body 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.
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

Yours faithfully,

Validity unknown

Name : RAVICHANDRAN A
Designation : Assistant Planner
Date : 08/08/2023 6:19:07 PM

Name: RAVICHANDRAN A

Designation: Assistant Planner

Date: 08 August, 2023

For

Member Secretary

CMDA

Encl :

1. Two copies of approved plan
2. Two copies of Planning Permit

Copy To:

1.M/s.Rajparis Civil Constructions Private Limited
rep by Director Thiru. Rajkumar Satchidanandam
No. 560-562 , 7E, 7 th Floor , Century Plaza,
Anna Salai, Teynampet, Chennai-600018.
Email: rajpariscivilconstructions2021@gmail.com

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

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

4.The Deputy Planner
Enforcement Cell CMDA,
Chennai – 600 008.

5.The Chief Engineer
CMWSSB
No.1, Pumping Station Road,
Chintadripet, Chennai – 600 002.

6.The Chairperson,
TNRERA
Door No.1A, 1st Floor,
Gandhi Irwin Bridge Road,
Egmore, Chennai – 600008.

	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

PLANNING PERMIT

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

File No. : CMDA/PP/NHRB/N/0285/2023
 Planning Permission No. : OL-PP/NHRB/0305/2023
 Permit No. : OL-00445 Date of Permit :08.08.2023

Name of Applicant with Address	: M/s.Rajparis Civil Constructions Private Limited rep by Director Thiru. Rajkumar Satchidanandam No. 560-562 , 7E, 7 th Floor , Century Plaza, Anna Salai, Teynampet, Chennai-600018.
--------------------------------	---

Date of Application : 21.04.2023

Nature of Development Building : Planning Permission for the proposed construction of Stilt floor (Parking)+ 1st Floor + 2 nd Floor to 5 th Floor Part Residential Building (Height – 18.30m) with 50 Dwelling units including Gym, availing Premium FSI.

Site Address	: Plot No: 15A,15B,15C, 16A, 16B and 16C, 5th Main Road and Jeswanth Nagar Ist Street of Mogappair Village, Chennai ,lies in Approved Layout PPD/LO No: 141/93, comprised in Old S.No: 603/13,14,16,17, 603/part and T.S.No: 7/82 and 7/83, Block No: 25, Ward-H of Mogappair Village, within the limits of Greater Chennai Corporation .
--------------	---

Development Charge Paid : ₹ 88,000/- (Rupees Eighty Eight Thousand only)

Receipt No : CMDA/PP/CH/11259/2023 Dated : 06.07.2023

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 **07.08.2031**. The building construction work should be completed as per plan before the expiry date. If it is not possible to complete the construction, then a 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

For MEMBER SECRETARY



பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation

நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		திட்ட அனுமதி எண்/Plan Submission No	
BA/WDCN09/06177/2023		PPA/WDCN09/06115/2023	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள்/ Application Date
N09	N117	13/09/2023	11/07/2023
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		R JAYAKUMAR AND OTHERS-NO-12, CRESCENT ROAD, RAJA ANNAMALAI PURAM, CHENNAI-600028	
மேம்பாட்டு தன்மை / Service Type		Demolition and Reconstruction	
மனை அமைவிடம் / Plot address		Door No: NEW NO-38, OLD NO-21, Block No: 142, Survey No: T.S.No: 6605/1, Neelakanda Metha St, T.Nagar, T.Nagar, Thyagaraya Nagar, Chennai, 600017	
Building License Fees		78300	
Demolition Fees		48100	
Plan Charges - Others		1050	
Road cut charges - CMWSSB SEWERAGE		20100	
Road cut charges - CMWSSB, WATER		15100	
Road cut charges - TNEB		15100	
Scrutiny Fees		100	
Security Deposit		178200	
Security Deposit For Display Board		1500	
Workers Welfare Board		238900	
மொத்தக் கட்டணம்/ Total (In Rs.)		596450	

Amount (in words): Rupees Five Lakh Ninety Six Thousands Four Hundred Fifty Only

Payment Details:

DD Number: 908971 Amount 906450 Date: 17/08/2023 Bank: KARUR VYSYA BANK
(In Rs.):

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for Demolition and Reconstruction Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி கால முடிவு 12/09/2028
Permit Valid upto 12/09/2028



Digitally Signed by K
Sundararajan
Date: 13-Sep-2023 (14:53:19)
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