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BY REGISTERED POST WITH ACK.DUE

From

To

The Member-Secretary,
Chennai Metropolitan
Development Authority,
No.1, Gandhi-Irwin Road,
Egmore, Chennai-600 008.

Thiru Mahendar Nawalgaria,
"Nawalgaria House",
No.103 (Old No.52/1),
T.T.K.Road, Alwarpet,
Chennai-600 018

Letter No. **BC1/38438/2005**

Dated: **22.12.2005**

Sir/Madam,

Sub: CMDA - Area Plans Unit - Planning Permission -
Proposed construction of Basement Floor +
Ground + 3 floors office building and Door
No.486, Anna Salai, R.S.No.3869/2 and 3870
of Mylapore village, Chennai - Remittance
of D.C. and other charges - Requested - Reg.

Ref: 1. PPA received in SEC No.1337/2004, dt.15.12.04.
2. This office lr. even No. dt.5.7.2005
and 18.10.2005.
3. Your letter dated 18.10.2005.

...

The Planning Permission Application and Revised Plan
received in the reference cited for proposed construction of
Basement Floor + Ground + 3 floors office building at Door No.486,
Anna Salai, R.S.No.3869/2 and 3870, Block No.76 of Mylapore,
Chennai is under scrutiny.

To process the *application* further, you are requested to remit
the following by separate Demand Draft of a
Nationalised Bank in Chennai City drawn in favour of Member-
Secretary, Chennai Metropolitan Development Authority, Chennai-8
at Cash Counter (between 10.00 A.M. and 4.00 P.M.) in CMDA and
'produce the duplicate receipt to the Area Plans Unit, B'
Channel in CMDA.

- | | |
|---|--|
| i) Development charges for
land and building under
Sec.59 of T&CP Act, 1971 | : Rs. 25,000/-
(Rupees Twenty five thousand
only) |
| ii) Scrutiny Fee | : Rs. 900/-
(Rupees nine hundred only) |
| Balance | |

p.t.o.

.2.

- iii) Regularisation charges : Rs. ..
- iv) Open Space Reservation : Rs. ..
charges (i.e. equivalent
land cost in lieu of the
space to be reserved and
handed over as per DCR
19(b)I(VI)19-II(VI)/
17(a)-9)
- v) Security Deposit (for : Rs. **50,000/-**
the proposed development) **(Rupees fifty thousand only)**
- vi) Security Deposit (for : Rs. ..
Septic Tank with upflow
filter)
- vii) Security Deposit (for : Rs. **10,000/-**
Display Board) **(Rupees ten thousand only)**

- NOTE:
- i) Security Deposits are refundable amount without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part of while of the building/site to the approved plan Security Deposit will be forfeited.
 - ii) Security Deposit for Display Board is refundable when the Display Board as prescribed in the format is put up in the site under reference. In case of default security deposit will be forfeited and action will be taken to put up the Display Board.
 - iii) In the event of the Security Deposit is not claimed within a period of 5 years from the date of remittance, the Security Deposit shall be forfeited without any further action.

2. Payments received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges due (however no interest is collectable for Security Deposits).

3. The papers would be returned unapproved if the payment is not made within 60 days from the date of issue of this letter.

.3.

4. You are also requested to comply the following:

a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available Under DCR 2(b)II:

- i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.
- ii) In cases of Special Building, Group Developments, a professionally qualified Architect Registered with council of Architects of Class-I Licensed Surveyor shall be associated with the construction work till it is completed. Their names/addresses and consent letters should be furnished.
- iii) A report in writing shall be sent to CMDA by the Architects/Class-I Licensed Surveyor who supervises the construction just before the commencement of the erection of the building as per the sanctioned plan. Similar report shall be sent to CMDA when the building has reached upto plinth level and thereafter every three months at various stages of the construction/development certifying that the work so far completed is in accordance with the approved plan.

The Licensed Surveyor and Architect shall inform this Authority immediately if the contract between him/then and the owner/developer has been cancelled or the construction is carried out in deviation to the approved plan.

- iv) The owner shall inform CMDA of any change of the Licensed Surveyor/Architect. The newly appointed Licensed Surveyor/Architect shall also confirm to CMDA that he has agreed for supervision the work under reference and intimate the stage of construction at which he has taken over. No construction shall be carried on during the period intervening between the exit of the previous Architect/Licensed Surveyor and entry of the new appointee.
- v) On completion of the construction, the applicant shall intimate CMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMDA.
- vi) While the applicant makes application for service connection such as Electricity, Water supply, Sewerage he/she should enclose a copy of the completion certificate is obtained from CMDA.
- vii) When the site under reference is transferred by way of sale/lease or any other means to any person before completion of the construction, the party shall inform CMDA of such transaction and also the make and address of the persons to whom the site is transferred immediately after such transaction and shall bind the purposed to those conditions to the planning permission.

- viii) In the open space within the site, trees should be planted and the existing trees preserved to the extent possible.
- ix) If there is any false statement, suppression or any misrepresentations of facts in the application, planning permission will be liable for a cancellation and the development made, if any will be treated as unauthorised.
- x) The new building should have mosquito proof over head tanks and wells.
- xi) The sanction will be void abinitio, if the condition mentioned above are not complied with.
- xii) Rain water conservation measures notified by CMDA should be adhered to strictly:
 - a) Undertaking (in the format prescribed in Annexure-KIV to DCR) a copy of it enclosed in Rs.10/- stamp paper duly executed by all the land owners, COPA Holders, Builders and Promoters separately. The undertakings shall be duly attested by a Notary Public.
 - b) Details of the proposed development duly filled in the format enclosed for Display at the site in cases of Special Buildings and Group Development.

5. You are also requested to furnish (a) Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board, Chennai-2 for a sum of Rs. **64,000/- (Rupees sixty four thousand only)**

towards water supply and Sewerage Infrastructure Improvement charges. The water supply and sewerage infrastructure improvement charge (a Statutory levy) levied under the provisions of Sec.6(xii) a of CMWSB Amendment Act 1998 read with Sec.81(2)(jj) of the Act. As per the CMWSB Infrastructure Development charge (levy and collection) Regulation 1998 passed in CMWSB Resolution No.416/98. CMDA is empowered to collect the amount on behalf of CMWSB and transfer the same to CMWSB.

The issue of planning permission depend on the compliance/fulfilment of the conditions/payments stated above. The acceptance by the Authority of the prepayment of the Development Charge and other charges etc., shall not entitle the person to the planning permission by only refund of the in case of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of DCR, which has to be complied before getting the planning permission or any other person provided the construction is not commenced and claim for refund is made by the applicant.

Yours faithfully,

D. The
22/12
for MEMBER-SECRETARY.

Encl: Copy of Display Format

Copy to: 1. The Senior Accounts Officer,
Accounts (Main) Division,
CMDA, Chennai-600 008.

2. ~~The~~ **The** ~~Senior~~ **Commissioner,**
Corporation of Chennai,
Chennai-600 003.

ks.22/12

Chennai Metropolitan Development Authority

THALAMUTHU - NATARAJAN BUILDING
No.1, GANDHI IRWIN ROAD, CHENNAI - 600 008.

CASH BILL

No. C 8804

Date 22-12-05

Name Mahendar Nankalgaria,
Address "Nankalgaria House" no-103, (old no-52/1)
T.T.K. RD, Ashropper, Ch-18.

Sl.No.	Description	Qty. Nos.	Rate	AMOUNT Rs.	P.
	Dr. no. BC1/38438/04			22-12-05	
	DC			25,000	✓
	SF			900	✓
	SD			50,000	✓
	Eighty deposit			10,000	✓
				85,900/-	
	869662 & 663				
	869665 & 666				
	22/12				
	B.O.B.				

Rupees

Eighty five thousand nine hundred only

[Signature]

Chennai Metropolitan Development Authority
PLANNING PERMIT

(Sec 49 of T & P. Act 1971)

PERMIT No. 1099

Date of Permit. 2-1-2006

File No. B.61/38438/2004

Name of Applicant with Address Shri. Mahendra Nawalgeria,

"Nawalgeria House" No. 103 (old no. 52/1) Date of Application 5/12/2004
T.T.K. Road, Alwarpet, 418.

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

Consist of B.F + Gr + 3 floors office building at door no.

Site Address 486, Anna Salai, R-S.No. 386 1/2 & 3870,

Blk. No. 76 of Mylapore, Chennai.

Division No.

Development Charge paid Rs. 25,000/- Challan No. C-8804 d 22/12/05 Date

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 1-1-2009

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.

B/spl. Dy/1/2006.

For MEMBER SECRETARY

2/1/06

2/1

2/5

From

The Member Secretary
Chennai Metropolitan
Development Authority
No.1, Gandhi Irwin Road,
Egmore, Chennai - 600 008

To

The Commissioner,
Corporation of Chennai
Chennai - 600 003

Letter No. BC1/38438/2004

Dated: 2.1.2006

Sir,

Sub: CMDA - Area Plans Unit - Planning
permission - Proposed construction of
Basement floor + Ground floor + 3 floors
office building at Door No. 486, Anna Salai
R.S.No. 3869/2 and 3870, block No. 76 of
Mylapore, Chennai - approved - reg

- Ref: 1) Planning permission application received
in SBC No. 1337/2004, dated 15.12.2004
2) This office letter even No. dt. 22.12.2005
3) Applicant letter dt. 22.12.2005

The ap planning permission application received in
the reference 1st cited for the construction of Basement floor +
ground floor + 3 floors office building at door No. 486,
Anna Salai, R.S.No. 3869/2 and 3870, block No. 76 of Mylapore,
Chennai has been approved subject to the conditions incorporated
in the reference 2nd cited.

2. The applicant has accepted to the conditions sti-
pulated by Chennai Metropolitan Development Authority vide
in the reference 2nd cited and has remitted the necessary
charges in Chaitan No. C.8304 dated 22.12.2005 including
Development Charges for land and building Rs. 25,000/- (Rupees
twenty five thousand only) Security Deposit for building
Rs. 50,000/- (Rupees fifty thousand only) and Display Deposit
of Rs. 10,000/- (Rupees ten thousand only).

3. a) The applicant has furnished a Demand draft in
favour of Managing Director, Chennai Metropolitan Water Supply
and Sewerage Board for a sum of Rs. 64,000/- (Rupees sixty
four thousand only) towards water supply and sewerage
infrastructure improvement charges in his letter dated
22.12.2005.

b) With reference to the sewerage system the
promoter has to submit the necessary sanitary application
directly to metro water and only after due sanction he can
commence the internal sewer works.

c) In respect of water supply, it may be
possible for metro water to extend water supply to a single
sumpter for the above premises for the purpose of drinking and
cooking only and confined 5 persons per dwelling at the rate
of 10 lpcd. In respect of requirements of water for other
uses, the promoter has to ensure that he can make alternative
arrangements. In this case also, the promoter should apply
for the water connection, after approval of the sanitary
proposal and internal works should be taken up only after the
approval of the water application. It shall be ensured that
all walls, overhead tanks and septic tanks are hermetically
sealed off with properly protected vents to avoid mosquito
menace.



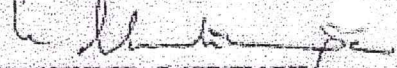
4) Non provision of rain water harvest structure as shown in the approved plans to the satisfaction of the authority will also be considered as a deviation to the approved plans and violation of Development control rules. Enforcement action will be taken against such deviations.

5) Two copies of approved plans numbered as planning permit No. B/Spl.Bldg/1/2006, dated 2.1.2006, are sent herewith. The planning permit is valid for the period from 2.1.2006 to 1.1.2009.

6) This approval is not final. The applicant has to approach the Corporation of Chennai for issue of building permit under the Local Body Act, only after which the proposed construction can be commenced.

7) The Local Body is requested to monitor the buildings and ensure that the constructions are made as per the approved plan and also to initiate enforcement action then and there if the buildings are constructed in deviation to the approved plan.

Yours faithfully,



MEMBER SECRETARY

Encls

- 1) Two copies of approved plan
- 2) Two copies of planning permit

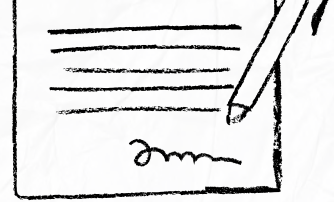
Copy to:

- 1) Shri Mahendra Nawalgoria, aged 48 years, residing at Nawalgoria House, No. 193 (old No. 52/1), T.E. Road, Alwarpet, Chennai - 600 019
- 2) The Deputy Planner, Info consent Cell, Corporation of Chennai - 600 005 (with one copy of approved plan)
- 3) The Member, Appropriate Authority, 108, Mahatma Gandhi Road, Nungambakkam, Chennai - 600 014
- 4) The Commissioner of Income Tax, No. 168, Mahat Gandhi Road, Nungambakkam, Chennai - 34

kar/3.1



S. VAIRASUNDARAM, M.A., B.L.
ADVOCATE & NOTARY PUBLIC
No. 77/H, H.I.G. FLATS,
S.P. GARDEN,
T. NAGAR, CHENNAI-600 017
PHONE: 24 33 342
CELL: 98411 35656



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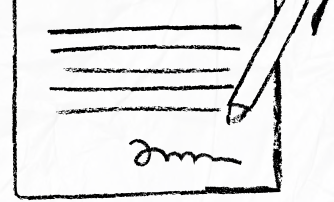
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real estate journey

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