



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™





பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு - வடக்கு வட்டாரம்
Town Planning Section-North Region

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	
CEBA/WDCN03/00118/2016		B3/14713/2014 - 25/04/2016	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி நாள் / Approval Date	மனுபெறப்பட்ட நாள் / Application Date
N03	N032	01/06/2016	01/06/2016
மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		Ms. PC CONSTRUCTIONS Rep by its Partner J. RAVI KUMAR G.P.A of S. MOHAN AND S. SIVA PRAKASAM-No.77/103, South Mada Street, Villivakkam, Chennai - 600 049	
சேவைத் தகவல் / Service Type		CMDA Proposal- only for Building Permit	
மனை அமைவிடம் / Plot address		Door No:-,Block No:Old S.No.1471/13A3, T.S.No.99/2, Block No.28, Ward - D,,Plot No:Villivakkam Road, Lakshmi Puram, Kolathur, Chennai, 600060	
Building License Fees		400000	
Road cut charges - CMWSSB SEWERAGE		18500	
Road cut charges - CMWSSB, WATER		18500	
Road cut charges - TNEB		18500	
Scrutiny Fees		600	
Tentative improvement charges		91000	
மொத்தக் கட்டணம்/ Total (In Rs.)		547100	

Amount (in words): Rupees Five Lakh Forty Seven Thousands One Hundred Only

M.W.G.W.F. DD Details : DD Number: 863861 Amount: 400000 Rs. Date:24/05/2016 Bank:CANARA BANK

பின் குறிப்பிட்ட நிபந்தனைகளுடன் அனுமதிக்கு ஒப்பளிக்கப்பட்ட வரைபட நகலின்படி அனுமதி

Sanctioned for CMDA Proposal- only for Building Permit Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி 30/11/2016 ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி முடிவு நாள் 31/05/2018

This Sanction will expire if the construction is not started with in 30/11/2016

If Construction started Building Permit is valid up to 31/05/2018

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

Chennai Metropolitan Development Authority
PLANNING PERMIT

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

PERMIT No. 9530

Date of Permit... 25-04-2016

B/SPL.BLDG/92 A+0D/2016

File No Bg/14713/2014

Name of Applicant with Address M/s P.C. Construction

Rep by Mr. Ravi Kumar - GPT-02

Date of Application 29-09-2014

TN S. Mohan & S. Sivapalan
No. 77/103 South Mada Street Villivakkam, Ch. 44

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

Split 41000 sq ft residential building
Site Address with 36 dwelling units availing

with premium FSI at Door No. 16

Division No. Villivakkam Road at Samiyavaram

Kolathur Chennai in old No. 471/

13 A B T. S. No. 99/2 Block No. 28

ward No. 12 of Madhavasam

Development Charge paid Rs. 58600/- Challan No. B-00618 Date 11-3-2016

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

24-04-2019

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

22/04/16



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