



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™





பெருநகர சென்னை மாநகராட்சி  
Greater Chennai Corporation  
நகரமைப்பு பிரிவு - பணித்துறை  
Town Planning Section-Works Department

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவின் படி.)

(1919 MCMC Act Section 238)

| கட்டிட அனுமதி எண்/ Building Plan No                                     |                | கட்டிட அனுமதி எண்/Plan Submission No                                                                                                                                    |                                      |
|-------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| CEBA/WDCN09/00249/2017                                                  |                | B1/4325/2017 - 23/06/2017                                                                                                                                               |                                      |
| மண்டலம் / Zone                                                          | கோட்டம் / Ward | அனுமதி நாள் / Approval Date                                                                                                                                             | மனுப்பப்பட்ட நாள் / Application Date |
| N09                                                                     | N123           | 03/08/2017                                                                                                                                                              | 03/08/2017                           |
| மனுதாரரின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address |                | C.KIRUPASHANKARAN AND 6 OTHERS-NO.32/2, SOUTH CANAL BANK ROAD, MANDAVELI, CHENNAI-600028.                                                                               |                                      |
| சேவையளவு / Service Type                                                 |                | CMDA Proposal- only for Building Permit                                                                                                                                 |                                      |
| மனை அமைவிடம் / Plot address                                             |                | Door No:NEW NO.24/13, OLD NO.1,Block No:72,Plot No:-, Survey No:R.S.NO.3660/22, MYLAPORE VILLAGE, C.P. RAMASWAMY STREET & ST.MARY'S ROAD, ABIRAMAPURAM, CHENNAI, 600018 |                                      |
| Building License Fees                                                   |                | 137000                                                                                                                                                                  |                                      |
| Road cut charges - CMWSSB SEWERAGE                                      |                | 50000                                                                                                                                                                   |                                      |
| Road cut charges - CMWSSB, WATER                                        |                | 50000                                                                                                                                                                   |                                      |
| Road cut charges - TNEB                                                 |                | 50000                                                                                                                                                                   |                                      |
| Scrutiny Fees                                                           |                | 600                                                                                                                                                                     |                                      |
| மொத்தக் கட்டணம்/ Total (In Rs.)                                         |                | 287600                                                                                                                                                                  |                                      |

Amount (in words): Rupees Two Lakh Eighty Seven Thousands Six Hundred Only

M.W.G.W.F. DD Details : DD Number: 568965 Amount: 200000 Rs. Date:24/07/2017 Bank:CITY UNION BANK LTD

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 02/02/2018

ஆம் தேதிக்குள் வேலை தொடங்காவிட்டால் காலாவதியாகிவிடும் தொடங்கப்பட்டிருந்தால் கட்டிட அனுமதி

முடிவு நாள் 02/08/2019

This Sanction will expire if the construction is not started with in 02/02/2018

If Construction started Building Permit is valid up to 02/08/2019

Assistant Executive Engineer (T.P.)

Executive Engineer (T.P.)

31/8/17  
31/8/17  
31/8/17

Chennai Metropolitan Development Authority  
PLANNING PERMIT

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

PERMIT No. 11429

Date of Permit. 23/6/2017

B/SPL. BLDG/185/2017

File No. B1./4325/17

Name of Applicant with Address. C. Kiru Pashan. Karan & 6  
Others, 32/2 South Canal Bank Road, mandaveli  
Chennai - 28

Date of Application. 27/3/2017

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

Proposed Construction of Stilt + 4 Floors Residential

Site Address. Building with 16 D.V. Arcalling M.R.TS

Influence Area Benefits at old D. no. & new D. no.

Division No. 2.4/13 C.P. Ramasamy Road & St.

Mary's Road, Abhiramapuram Chennai-18 in

old S. no. 3.660 R.S. no. 3.660/22 Block no. 72

(Ayyar Patta) of Mylapore village within the limits of  
Greater Chennai Corporation

Development Charge paid Rs. 17,130 Challan No. B004793 Date. 16/6/17

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

22/6/2022

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

23/6/17



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)